62 THE OVAL, OTLEY LS21 2EE

Asking price £260,000

FEATURES

- Mature Three-Bedroomed Semi-Detached House
- Two Reception Rooms And A Kitchen
- Valuable Downstairs WC, Fully Tiled Bathroom Upstairs With A Walk In Shower
- Fully Enclosed Gardens To The Front And Rear Elevations
- Good Parking To The Gated Driveway, Carport And A Detached Garage
- Ideally Located Close To Both Primary And Secondary Schools
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Offered With The Advantage Of Having No Onward Chain

3 1 2 D

SHANKLAND BARRACLOUGH ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Situated on the ever popular neighbourhood, The Oval, in Otley, this delightful semi-detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With a generous living space of 1,022 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining, with one open plan and adjoining the kitchen. The three well-proportioned bedrooms provide ample accommodation for family members or guests, while the bathroom is conveniently located to serve the household, as well as there being a valuable downstairs w.c. to save children running through the house if they are playing in the garden.

Believed to date to the 1930's, this home retains a sense of character and warmth, making it an appealing choice for those who appreciate traditional architecture. The property is set within fully enclosed gardens, providing a safe and private outdoor space for children to play or for hosting summer gatherings. Additionally, the detached garage and parking for several cars ensure that convenience is at the forefront of this property.

One of the standout features of this home is its prime location. It is ideally situated within easy walking distance of excellent local schools, catering to both primary and secondary education. This makes it an ideal choice for families looking to settle in a community-focused area.

Offered with the advantage of no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a growing family or simply seeking a spacious residence in a desirable location, this house at The Oval is sure to meet your needs and exceed your expectations.

To arrange your viewing, please contact Shankland Barraclough Esttae Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Vestibule
Door to the side driveway, this is an ideal area to kick off those muddy boots and remove those wet coats.

Hallway
Having a central heating radiator and the staircase to the first floor.

Family Room 12' x 9'6" (3.66m x 2.90m)
Focal wood burning stove, a central heating radiator and a window to the front elevation.

Sitting Room 13'5" x 11'4" (4.09m x 3.45m)
Central heating radiator and a window to the front elevation.

Kitchen 11'4" x 7'5" (3.45m x 2.26m)
Fitted range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven with a four ring gas hob over, a wall mounted central heating boiler and a window to the rear garden.

Rear Lobby
Providing space and plumbing for a washing machine and a door to the rear garden.

Downstairs WC
Two piece suite that includes a low level wc and a wash hand basin. Tiled walls and flooring, together with a window.

First Floor Landing
Two windows to the side elevation and a good sized open fronted cupboarded.

Bedroom 1. 13'5" x 12'7" (4.09m x 3.84m)
Having built in wardrobes and drawer units either side of the chimney breast, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'9" x 9'6" (3.28m x 2.90m)
Built in wardrobes with drawers below, a central heating radiator and a window to the front elevation.

Bedroom 3. 12'7" x 7'5" (3.84m x 2.26m)
Window to the rear elevation.

Shower Room & WC
Fitted with a three piece suite in white comprising a walk in shower with a glazed screen, a wash hand basin and a low level w.c. Complemented by fully tiled walls, a central heating radiator and a window to the side elevation.

Outside
The property stands within neat fully enclosed and gated gardens together with a driveway to the side carport and with a detached garage beyond. The front is paved for easier maintenance and the rear is laid to lawn.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway & Garage

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Very Low
Rivers & Sea - Very Low

For up-to-date flood risk summaries on this or any property, please visit the governments website https://www.gov.uk/check-long-term-flood-risk

Council Tax
Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements
We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

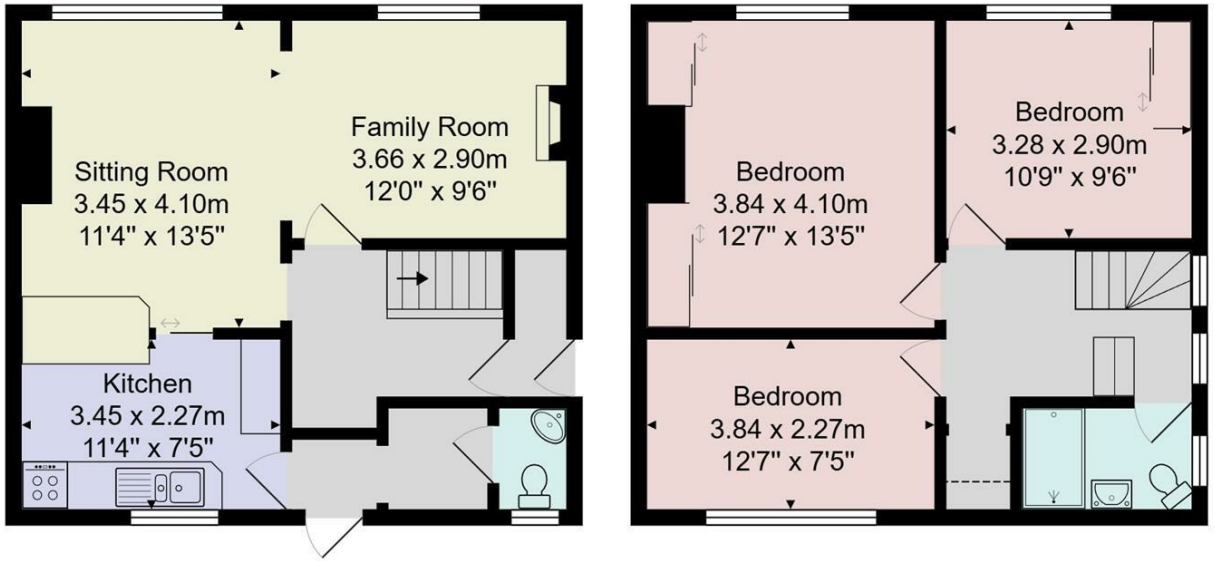
Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

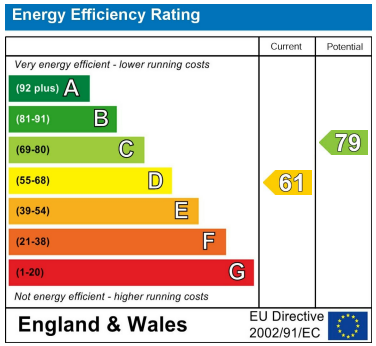
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

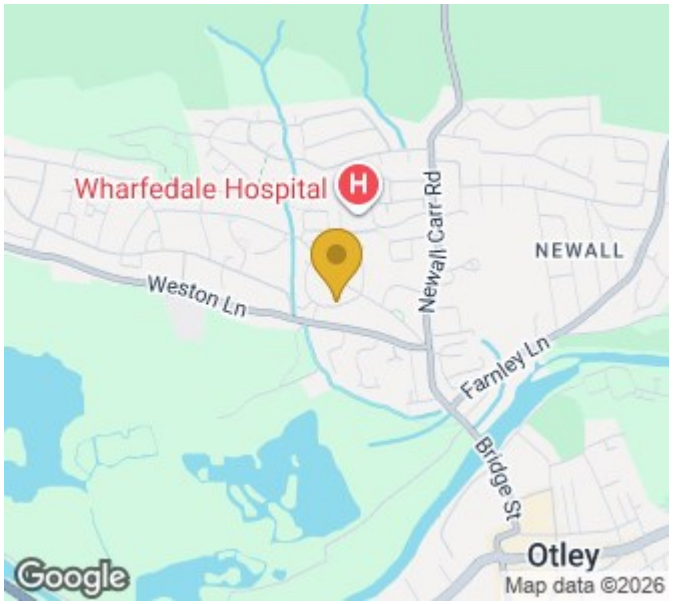
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



Total Area: 95.0 m² ... 1022 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010
E: info@shanklandbarraclough.co.uk
W: www.shanklandbarraclough.co.uk

SHANKLAND BARRACLOUGH
ESTATE AGENTS