



92 THE GILLS, OTLEY LS21 2BZ

Asking price £265,000

FEATURES

- Extended Three Bedroomed Semi Detached House
- Now In Need Of Modernisation And Priced Accordingly
- First Floor With The House Bathroom & The Three Bedrooms
- EPC Rating E / Council Tax Band C / Tenure Freehold
- Lovely Private Garden To The Rear Enjoying A Southerly Aspect
- Through Sitting & Dining Room, Dining Kitchen & Conservatory
- Private Driveway Parking And An Attached Single Garage
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Nestled in the very popular area of The Gills, Otley, this semi-detached house presents an excellent opportunity for those seeking a home with potential. Built in the 1970's, the property boasts a classic design that is both functional and inviting.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three bedrooms offer ample space for relaxation and rest, making this home ideal for families or those looking to establish a comfortable living environment. The bathroom, while in need of some updating, provides a blank canvas for your personal touch.

One of the standout features of this property is the private southerly facing rear garden, together with the parking found to the driveway and the attached single garage, ensuring convenience for you and your guests. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is priced to reflect the updating required, making it an attractive option for buyers looking to invest in a home that they can personalise to their taste. With its prime location in Otley, you will enjoy the benefits of a friendly community and easy access to local amenities.

In summary, this semi-detached house in The Gills is a promising opportunity for those willing to put in a little effort to create their dream home. Don't miss the chance to explore the potential this property has to offer. To arrange your viewing, please contact Shankland Barraclough Estate 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 WARM AIR CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

uPVC outer door and window to the front elevation. Staircase to the first floor with a useful storage cupboard below.

Sitting Room 23'9" x 11'1" (7.24m x 3.38m)

A light and airy through reception room having a window to the front elevation and patio doors to the rear.

Dining Kitchen 16'1" x 7'6" (4.90m x 2.29m)

Fitted range of fitted wall and base units with worksurfaces over and a sink unit inset. The kitchen includes a built in oven and hob, space and plumbing for a washing machine and a dishwasher. Window to the rear, doors to the conservatory and to the garage.

Conservatory 10'6" x 8'2" (3.20m x 2.49m)

Windows and door to the southerly facing rear garden.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 12'10" x 10'3" (3.91m x 3.12m)

Fitted wardrobes and cupboards. Window to the front elevation.

Bedroom 2. 10'10" x 10'5" (3.30m x 3.18m)

Window to the rear with lovely long distance views.

Bedroom 3. 9'5" x 6'6" (2.87m x 1.98m)

Built in cupboard over the bulkhead and a window to the front elevation.

Bathroom

Three piece coloured suite including a panelled bath with a shower over, a wash hand basin and a low level wc. Window to the rear.

Outside

To the front is a paved garden with well stocked borders and hedging. A driveway provides private parking and leads to the attached garage 16'4" x 8'. The garden to the



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rear is fully enclosed and includes a neat lawn with stocked borders, decked patio all enjoying a southerly aspect.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Council Tax

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

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>

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



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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.

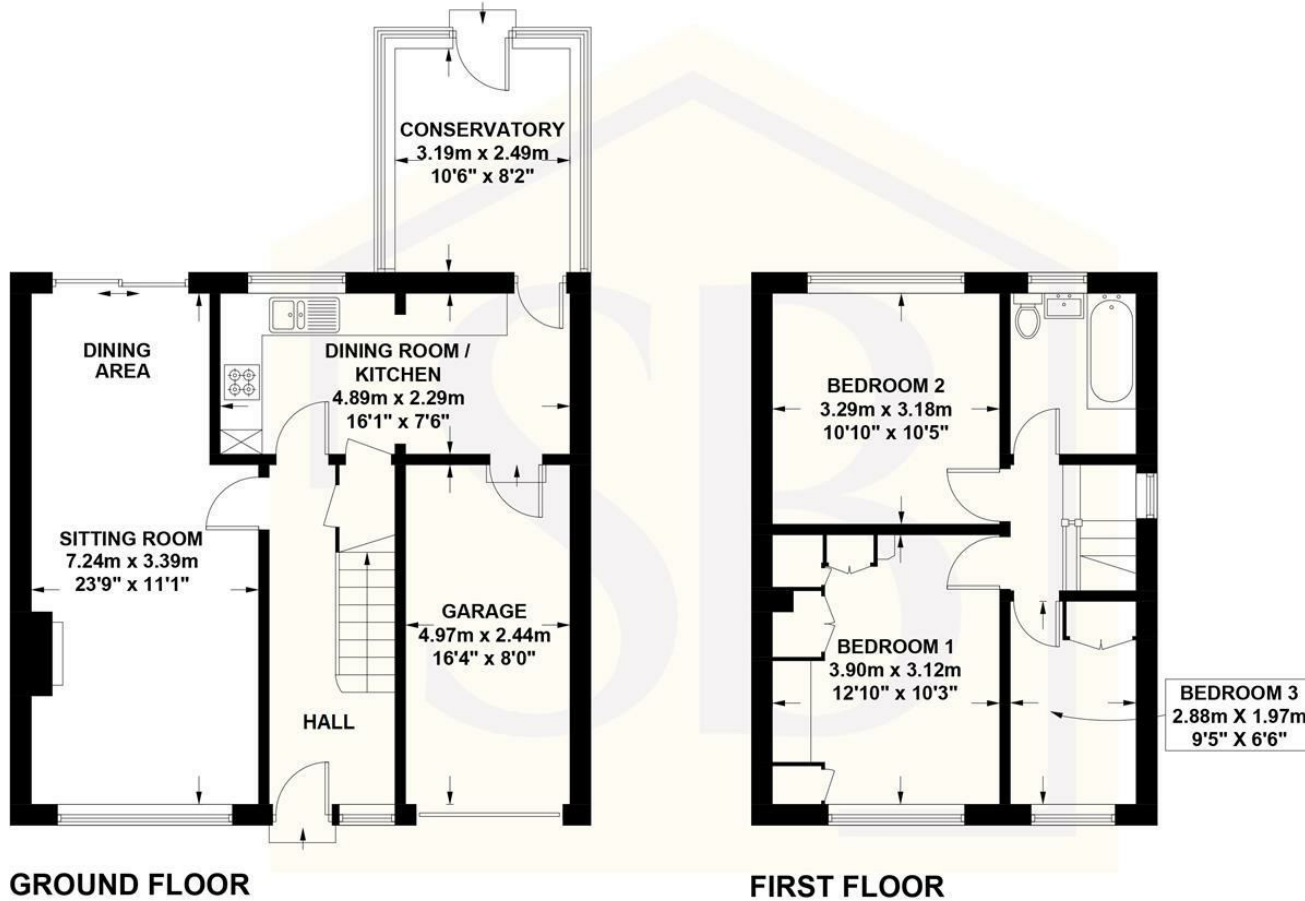
Please Note

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. The sale of this property is subject to the grant of probate being issued, which has been applied for.



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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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