



32 NEWALL AVENUE, OTLEY LS21 2EA

Asking price £295,000

FEATURES

- Recently Renovated And Updated Creating A Perfect Family Home That Is ready To Move Straight Into
- Offered To The Market With The Advantage Of Having No Onward Chain.
- Three Bedrooms All Doubles Providing Great Space For All The Family
- Newly Fitted Living And Dining Kitchen Including A Central Island
- Light and Airy Through Sitting Room With French Doors Opening To The Enclosed Rear Garden
- Newly Fitted Bathroom Fitted With A Three Piece Suite In White
- New Boiler, Electrics Upgraded To Modern Needs
- Gated Driveway And Fully Enclosed Gardens To The Front And Rear



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Newly renovated three double bedroom family home with No Onward Chain

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...

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

Entrance Hall

Door to the front elevation and the staircase to the first floor. Newly fitted carpet.

Sitting Room 16'8" x 11'4" (5.08m x 3.45m)

A lovely light and airy reception room having a window to the front and Fresh doors to the rear garden. Central heating radiator and a newly fitted carpet.

Dining Kitchen 19'8" x 13' (5.99m x 3.96m)

Offering a newly appointed modern range of fitted kitchen units including a central island, perfect for family time or social gatherings with friends and family. Also included in the kitchen is an integrated dishwasher, an electric oven and hob with an extractor hood over. Complemented by a Herringbone styled floor. windows front and rear, a central heating radiator, useful understairs storage cupboard and a door to the side elevation.

First Floor Landing

Two useful storage cupboards and a window to the rear elevation. Newly fitted carpet to the stairs and the landing.

Bedroom 1. 11'10" x 11'5" (3.61m x 3.48m)

Built in cupboard, a central heating radiator and a window to the front elevation. Newly fitted carpet.

Bedroom 2. 13' x 8'9" (3.96m x 2.67m)

Built in cupboard, a central heating radiator and a window to the front elevation. Newly fitted carpet.

Bedroom 3. 10'5" x 9'8" (3.18m x 2.95m)

Central heating radiator and a window to the rear. Newly fitted carpet.

House Bathroom

Newly fitted with a three piece suite in white comprising a bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level wc. Complemented by stylish new tiled walls and flooring, a central heated towel rail and a window to the rear.

Outside

The property stands within a very pleasant fully enclosed garden providing a lovely environment for all the family to enjoy. To the front is a neat lawn with raised stocked borders with a selection of shrubs and plants, together with new fencing. A gated gravelled driveway provides private off road parking to the side. Moving around to the rear is a lawned garden with a central path, a lovely selection of shrubs and bushes together with fencing enclosing.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

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>



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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.

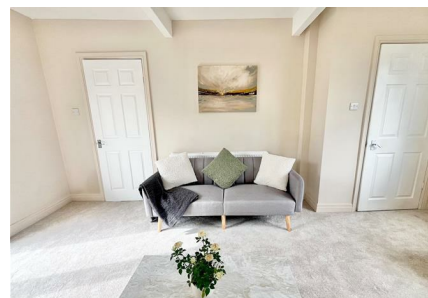
Opening Hours

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.



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Offer Acceptance & AML Regulations

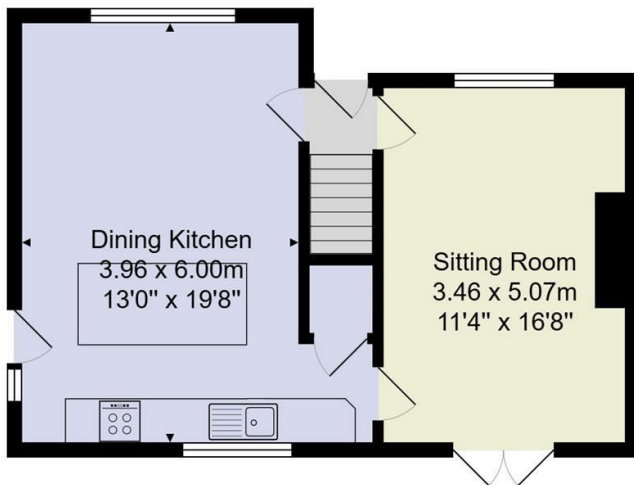
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

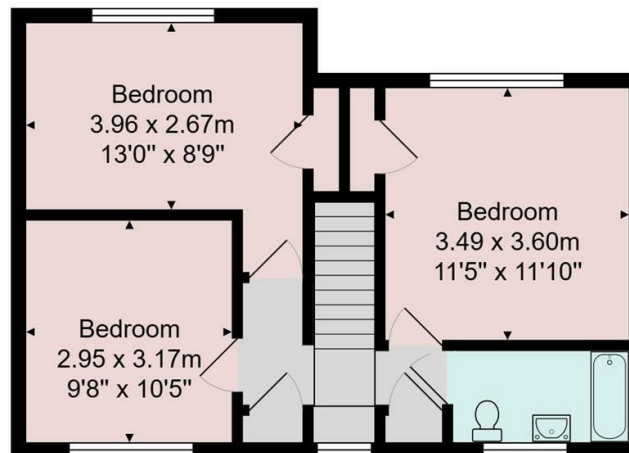
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



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Ground Floor



First Floor

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.

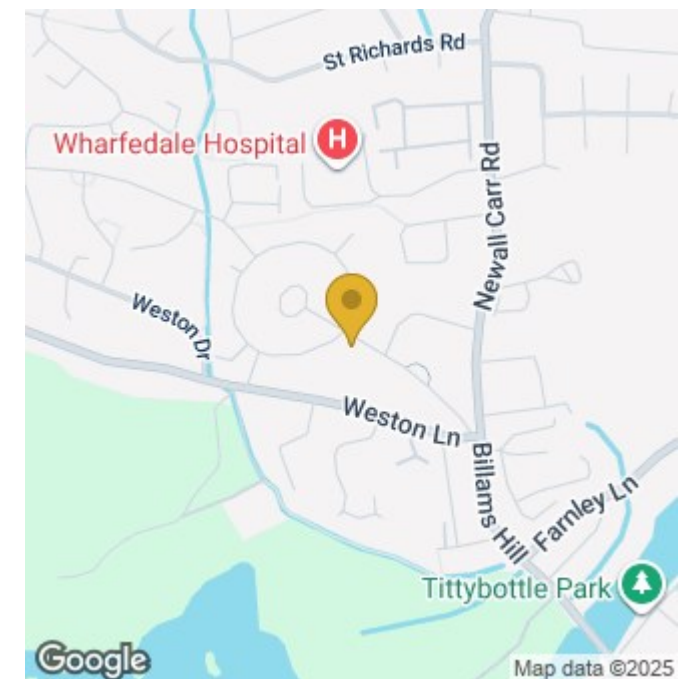
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

81

61

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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