



21 WHARFEDALE MEWS, OTLEY LS21 1SS

Asking price £270,000

FEATURES

- Smart Modern Two Bedroomed Mid Town House
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Professionally Decorated And New Carpets Recently Fitted
- Smart Modern Dining Kitchen
- Modern Bathroom With A Large Walk In Shower
- Private Parking For Two Cars And A Private Fully Enclosed Garden
- EPC Rating C / Tenure Freehold / Council Tax C
- Fantastic Location Just A Short Stroll From The Town Centre



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smart Modern Two Bedroom Town House - Ready To Move Straight Into

Just a short stroll from the town centre, nestled in the charming Wharfedale Mews area of Otley, this immaculate modern mid-town house presents an exceptional opportunity for those seeking a comfortable and stylish home. Spanning 659 square feet, this property boasts two well-proportioned bedrooms and a welcoming reception room, making it ideal for both relaxation and entertaining.

Constructed in the mid 1990's, the house has been meticulously maintained, including new carpets and fresh decorations throughout, and is ready for you to move straight in without the hassle of any onward chain being that it is CHAIN FREE.. The smart modern kitchen is a highlight, offering a functional space for culinary enthusiasts and also has a spacious conservatory adjoining, while the contemporary bathroom features a convenient walk-in shower, ensuring both comfort and style.

Externally the house enjoys private driveway parking to the front, whilst to the rear is a neat fully enclosed garden.

Situated within easy walking distance of the town centre, residents will enjoy the convenience of local amenities, shops, and eateries just a short stroll away. This prime location, combined with the property's modern features, makes it a perfect choice for first-time buyers, small families, or those looking to downsize.

In summary, this delightful home in Wharfedale Mews is not only aesthetically pleasing but also practical, providing a wonderful living experience in the heart of Otley. Don't miss the chance to make this lovely property your own.

To arrange your viewing of this fine home, 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...

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

Entrance Porch

The perfect area to kick off those muddy boots and wet coats, the entrance porch has a door to the front elevation and a further door to the sitting room.

Sitting Room 13'10" x 11'9" max (4.22m x 3.58m max)

Focal fireplace with an electric fire inset, useful understairs storage cupboard and two central heating radiators.

Dining Kitchen 11'9" x 9'4" (3.58m x 2.84m)

Smartly appointed with a modern range of wall and base units with a built in oven and hob with an extractor hood over, integrated dishwasher, the freestanding nearly new Fridge Freezer and washing machine included. Central heating radiator, window to the rear and French doors to the adjoining conservatory / sun lounge.

Conservatory / Sun Lounge 9'5" x 8'7" (2.87m x 2.62m)

A great addition offering a flexible space, which includes a central heating radiator and has windows and a glazed door to the attractive enclosed rear garden.

First Floor Landing

With access hatch to the part boarded loft and access to the following rooms:

Bedroom 1. 11'9" x 9'8" (3.58m x 2.95m)

Benefitting from built in storage, a central heating radiator and a window to the front elevation.

Bedroom 2. 11'9" x 6'7" (3.58m x 2.01m)

Central heating radiator and a window to the rear elevation.



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Bathroom

Fitted with a smart modern three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Central heating radiator and an extractor fan.

Outside

To the front is a double width private driveway providing parking for two cars. Moving around to the rear is a neat private garden with a lovely selection of shrubs and plants, together with a timber shed for storage.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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 1800 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

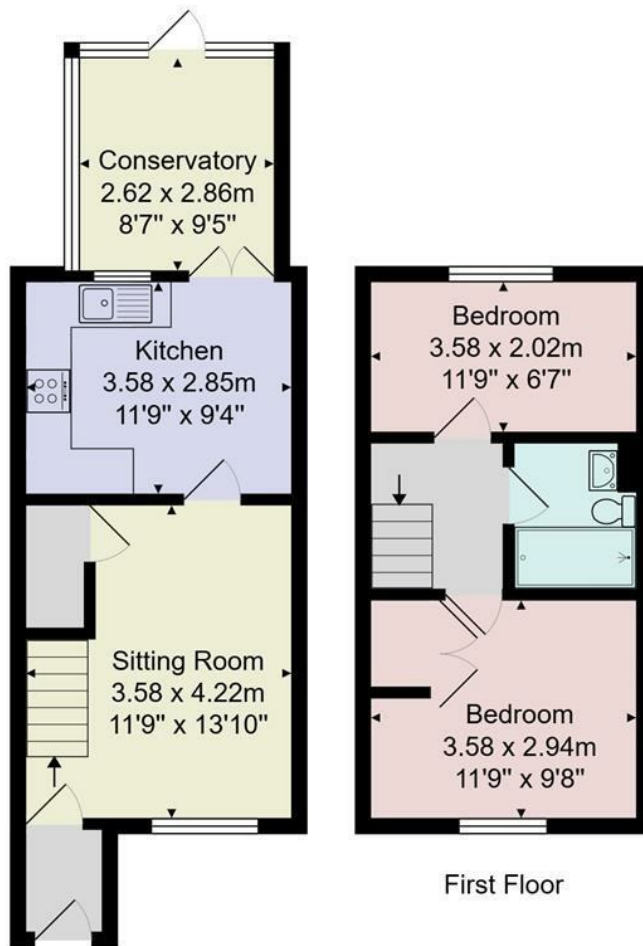
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



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Ground Floor

First Floor

Total Area: 61.2 m² ... 659 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.

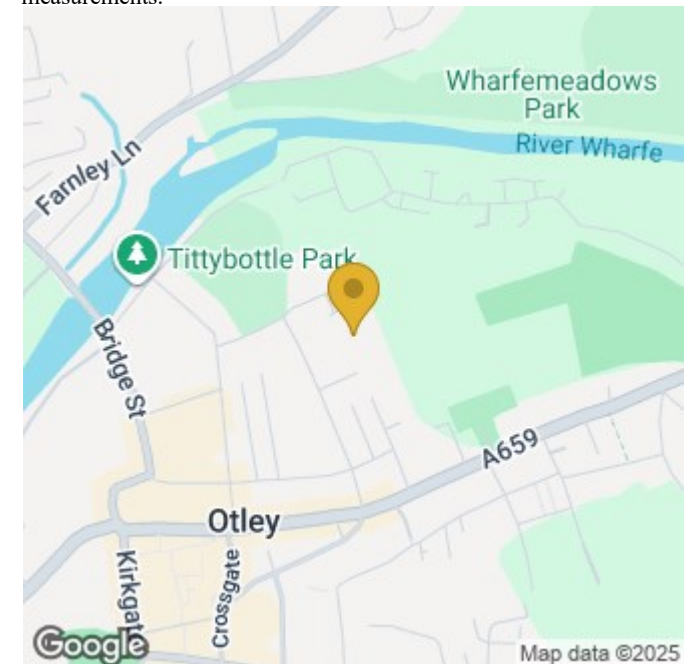
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

85

72

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

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