



83 WEST BUSK LANE, OTLEY LS21 3LY

Asking price £425,000

FEATURES

- Mature Extended Three Bedroom Semi Detached Family Home
- Two Attractive Reception Rooms & A Good Sized Family Dining Kitchen
- Neat Block Paved Parking & Attached Single Garage
- Tenure Freehold / Council Tax Band D / EPC Rating D
- Lovely Open Views Over Countryside To The Rear
- Valuable Downstairs WC, First Floor Four Piece House Bathroom
- Patio And Good Sized Lawned Garden To The Rear
- An Appointment To View Is Strongly Recommended



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Extended Semi With Beautiful Views To The Rear

With outstanding views over the adjoining countryside to the rear, we are delighted to offer for sale this handsome three bedroom semi detached house, which has been beautifully extended to the ground floor. The accommodation commences with a welcoming entrance hallway, a valuable downstairs wc, sitting room to the front with a curved bay window, an extended living and dining room to the rear and an excellent proportioned family dining kitchen. To the first floor is a landing, three bedrooms and the house bathroom. Externally there is neat block paved parking to the front together with an attached single garage to the side providing off road parking. Moving around to the rear is a good sized garden incorporating a patio and lawned garden, making the most of those lovely open countryside views. To arrange your viewing of this attractive extended 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 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 Hallway

Via an arched entrance with a uPVC door to the front elevation, the staircase to the first floor and a central heating radiator.

Downstairs WC

Low level wc, a wash hand basin and a central heating radiator.

Sitting Room 13'9" x 11'7" (4.19m x 3.53m)

A lovely reception room having a bay window to the front elevation and a central heating radiator.

Extended Living Room / Dining Room 20'8" x 11'7" (6.30m x 3.53m)

A lovely extended reception having a focal fireplace, two central heating radiators, window to the rear garden and additional Velux styled windows for added natural light.

Dining Kitchen 16'9"max x 13' (5.11mmax x 3.96m)

This extended dining kitchen provides a great space for family living. Offering a comprehensive range of fitted kitchen units with a worksurface over, sink unit inset and tiled splash backs over. The kitchen also includes a range style cooker with an extractor hood over, an integrated dishwasher, central heating radiator, Velux styled window, stable door and a window to the rear garden.

First Floor Landing

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

Bedroom 1. 13'9" x 11'5" (4.19m x 3.48m)

With built in wardrobes to one wall, a lovely curved bay window and a central heating radiator.

Bedroom 2. 12'5" x 10'2" (3.78m x 3.10m)

With built in wardrobes, a central heating radiator and a window to the rear offering lovely open views.

Bedroom 3. 8'2" x 6'2" (2.49m x 1.88m)

Central heating radiator and a window to the front elevation.

House Bathroom

Fitted four piece suite in white comprising a panelled bath, a step in shower, wash hand basin and a low level wc. Complemented by fully tiled walls, a heated towel rail and radiator, together with windows to the side and rear elevations.

Outside

The front is block paved providing good private off road parking. This leads to an



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attached garage (17'3" x 8'5") having an up and over door to the front, a personal door to the rear and houses the central heating boiler. Moving around to the rear is a private garden, having a large paved patio to a good sized lawned garden, enjoying those very special views over the adjoining countryside.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Council Tax

Leeds City Council Tax Band D. 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 1000 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>

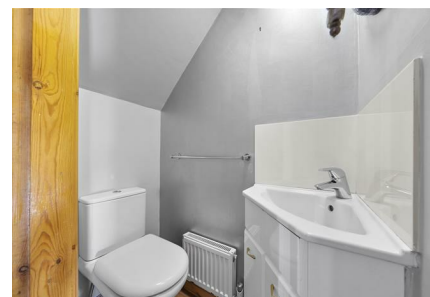
Viewing Arrangements

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.



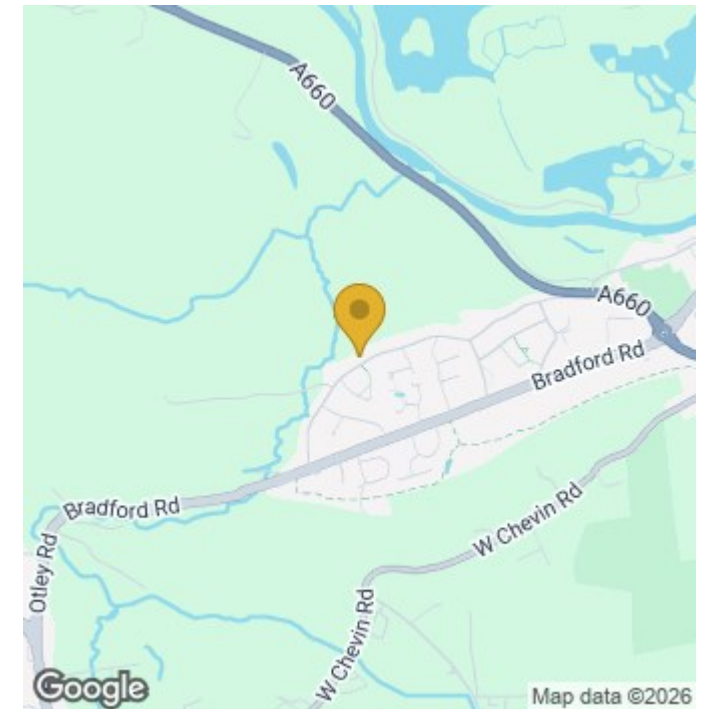
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(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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