



# 41 THE GILLS OTLEY LS21 2BY

Asking price £290,000

## FEATURES

- Renovated Semi-Detached Property
- Brand New Kitchen With Breakfast Bar
- Terraced Rear Garden With Flagged Patio & Lawned Area
- Turn Key Property Ready To Move Straight Into
- Ideal Opportunity For A Variety Of Purchasers
- Light & Airy Open Plan Living Accommodation
- Three Bedrooms & A New House Bathroom
- Driveway Providing Off Road Parking
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Popular Residential Area With Attractive Views Of Otley Chevin



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# Renovated 3 Bedroomed Semi-Detached Home In Otley

Nestled in the charming area of The Gills, Otley, this beautifully renovated semi-detached house offers a delightful blend of modern living and classic comfort. Spanning an impressive 958 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the brand new kitchen, complete with a stylish breakfast bar, perfect for casual dining or entertaining guests. This contemporary space is designed to cater to all your culinary needs while providing a warm and inviting atmosphere.

The property features a well-appointed bathroom, ensuring convenience for all residents. Outside, you will find a terraced rear garden that includes a flagged patio, offering a lovely outdoor space for relaxation or al fresco dining. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable location.

In summary, this semi-detached house in The Gills, Otley, presents an excellent opportunity for those seeking a comfortable and stylish home in a friendly community. With its light-filled interiors, modern amenities, and outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## 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:

### Ground Floor

### Entrance Hall

Having a double glazed entrance door with side screen, radiator, wood effect vinyl flooring and stairs up to the first floor with useful understairs storage under.

### Cloakroom

With a low suite w.c, wash hand basin, part tiled walls and wood effect vinyl flooring.

### Living Area

A delightful open plan living space incorporating a sitting and dining area which flows seamlessly into the kitchen. Media wall with cupboards under, radiator, recessed spotlights and enjoying a dual aspect with windows to both the front and rear elevation.

### Kitchen

A sleek and stylish kitchen comprising a range of modern base and wall units incorporating cupboards and drawers with co-ordinating work surfaces having a tiled splash back. Inset sink unit with mixer tap, integrated appliances including a fridge/freezer, washing machine, electric oven and microwave with a four ring gas hob having an extractor over. Breakfast bar with lighting above, recessed spotlights, wood effect vinyl flooring, cupboard housing the gas fired central heating boiler, window to the rear and door to the side elevation.

### First Floor

#### Landing

With window to the side elevation.

#### Bedroom 1. 12'11" x 9'10" (3.94m x 3.00m)

A generous bedroom with radiator and window to the front elevation enjoying delightful views of Otley Chevin.

#### Bedroom 2. 10'6" x 9'10" (3.20m x 3.00m)

Another double bedroom with radiator and window to the rear elevation.

#### Bedroom 3. 9'7" x 6'4" (2.92m x 1.93m)

Having a fixed single bed and storage cupboard, radiator and window to the front elevation.

### Bathroom

A brand new bathroom with a white three piece comprising a panelled bath with electric shower over, low suite w.c and wash basin with drawers under. Fully tiled walls, recessed spotlights, heated towel rail and window to the rear elevation.



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### Outside

To the rear of the property there is a terraced garden consisting of a patio and lawned area with flower borders housing mature shrubs and bushes. A driveway to the side provides off road parking whilst to the front there is also a further lawned area.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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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### **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.

### **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.

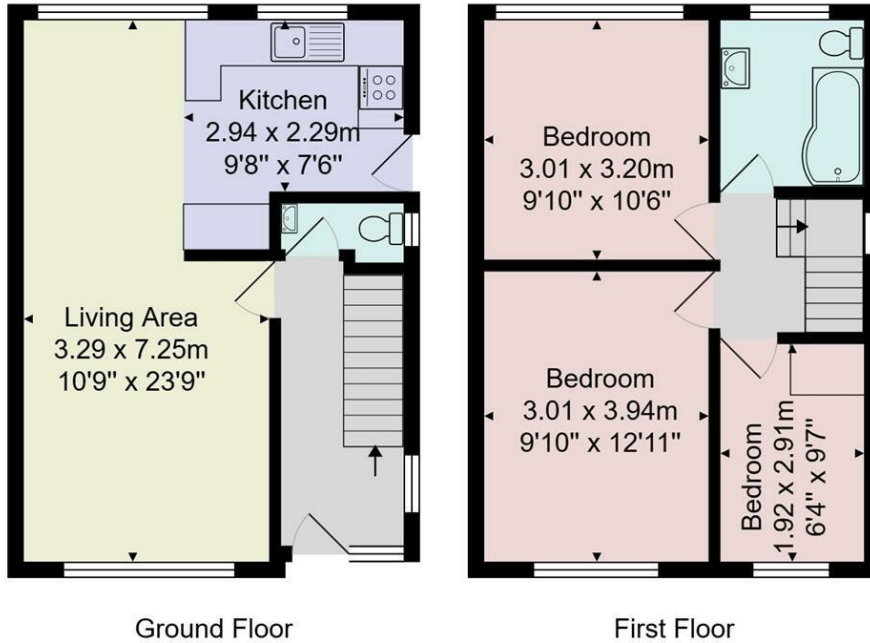
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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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Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>68</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



Call us on 01943 889010  
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