



# 97 THE GILLS, OTLEY LS21 2BY

**Asking price £400,000**

## FEATURES

- Extended Four Bedroomed Detached House In A Very Popular Location
- Valuable Wetroom WC To The Ground Floor & House Bathroom WC To The First Floor
- Driveway Parking And An Integral Single Garage
- EPC Rating D / Tenure Freehold / Council Tax Band E
- Sitting Room, Dining Room, Sun Room & Kitchen To The Ground Floor
- Neat Gardens To The Front And Rear Elevations
- Close To The Whartons Primary School & Prince Henry's Grammar School
- Offered With The Advantage Of Having NO ONWARD CHAIN



# 4 Bedroom Detached House Offered With No Onward Chain

Privately set at the head of a popular cul-de-sac in The Gills, Otley, this charming detached house presents an excellent opportunity for families seeking a spacious and versatile home. With a generous 1,306 square feet of living space, the property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining. The four bedrooms provide ample accommodation for family members or guests, while the two bathrooms ensure convenience for busy mornings.

Constructed in the 1960's, this home has been thoughtfully extended, offering great scope for personalisation to suit your family's needs. The property is ideally located for families, being in close proximity to The Whartons Primary School and the highly regarded Prince Henry's Grammar School, making it an attractive choice for those with children. The property also benefits from having six solar panels installed, which not only contribute to energy efficiency but also help reduce utility costs.

Parking is a breeze ensuring that you and your guests can come and go with ease. One of the standout features of this property is that it is offered with the advantage of having no onward chain, allowing for a smooth and efficient purchase process.

This delightful house is not just a property; it is a canvas waiting for you to create your perfect family home. With its prime location and ample space, it is sure to appeal to those looking for a blend of comfort and potential in a thriving community. Do not miss the chance to make this wonderful house your new home.

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...

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

### Entrance Porch

Via a glazed door with matching full length windows either side, this is the ideal area to kick off those muddy boots and wet coats.

### Sitting Room 17'3" max x 14'6" (5.26m max x 4.42m)

Stone fireplace, two central heating radiators and a window to the front elevation. Open plan to the extended dining room.

### Dining Room 16'4" x 8' (4.98m x 2.44m)

Adjacent to the kitchen, sitting room and the sun room, this central dining room also includes a central heating radiator.

### Sun Room 14'6" x 5' (4.42m x 1.52m)

With radiator, windows and French doors to the rear garden.

### Kitchen 12'9" x 7'10" (3.89m x 2.39m)

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and a gas hob, integrated fridge and dishwasher. Window to the rear and a central heating radiator.

### Side Lobby

Door to the side elevation, one to the garage and one to the wetroom/wc.

### Wetroom / WC

Fitted shower, low level wc and a wash hand basin. Central heating radiator and a window to the rear.

### First Floor Landing

With access to the following rooms:

### Bedroom 1. 14'5" x 11'4" (4.39m x 3.45m)

Light, bright and airy, this principle bedroom includes fitted wardrobes, has two window to the front elevation enjoying views towards Ilkley Moor and a central heating radiator.

### Bedroom 2. 36'1" x 29'6" 13'1" + dressing room 26'2" x 19' (11' x 9'4" + dressing room 8' x 6'4")

Having a window to the rear and a central heating radiator. This bedroom has a walk in dressing room with radiator which could potentially become an ideal area for an en-suite, nursery or office.

### Bedroom 3. 11'7" x 8'3" (3.53m x 2.51m)

With built in wardrobes, a central heating radiator and a window to the front elevation.

### Bedroom 4. 10'9" max x 8'3" (3.28m max x 2.51m)

Central heating radiator and a window to the rear. Fitted office furniture.

### House Bathroom

Fitted with a three piece suite comprising a bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail and two windows to the rear.

### Gardens, Parking & Garage

To the front is a neat terraced garden with a lovely selection of plants and shrubs. A block paved



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driveway provides private off road parking and leads to the integral garage (18'4" x 8'10") which has power and light. To the rear, the garden is enclosed, with a lovely mix of patio areas, lawns and stocked borders providing interest and colour.

#### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

#### **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>

#### **Council Tax**

Leeds City Council Tax Band E. 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.

#### **Flood Risk Summary**

Surface Water - 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>

#### **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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### **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**

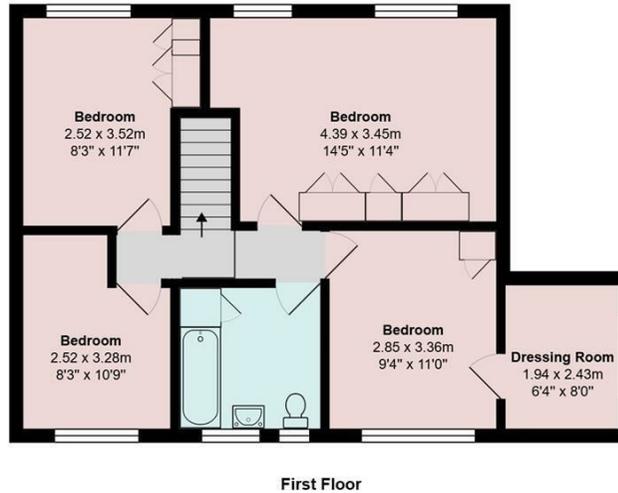
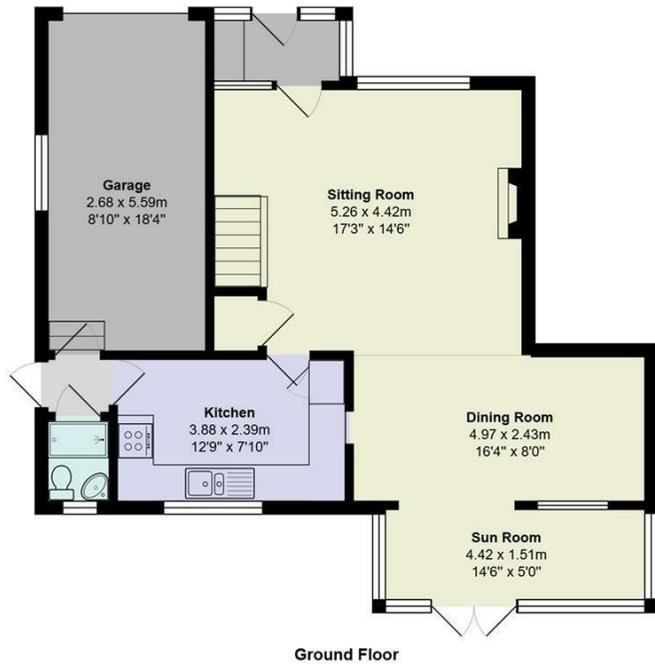
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 136.3 m<sup>2</sup> ... 1468 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>61</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.



**T: Call us on 01943 889010**  
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