



24 WHARFEDALE COURT, OTLEY LS21 1SR

Asking price £280,000

FEATURES

- Smartly Presented Two Bedroomed End Town House
- Beautiful Southerly Facing Garden To The Rear
- Light And Airy Living And Dining Room
- Well Appointed Kitchen With A Built In Oven & Hob
- Easy Walking Distance Of The Town Centre & Riverside Walks
- Private Off Road Parking To The Driveway
- Offered With The Advantage Of Having NO ONWARD CHAIN
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smartly Presented 2 Bedroom End Town House With A South Facing Garden

Welcome to this charming two-bedroom house located in the desirable Wharfedale Court, Otley. This delightful property is offered with the significant advantage of having no onward chain, making it an ideal choice for those looking to move in without delay.

As you enter, you will appreciate the well-proportioned living spaces that provide a warm and inviting atmosphere. The lounge flows to the dining room which adjoins the smart well appointed kitchen. There are two very useful porches, one to the front and one to the rear which is a tad bigger which also allows space for a chair to sit and look out over the rear gardens. The highlight of this home is undoubtedly the highly attractive garden to the rear, which enjoys a lovely southerly aspect. This sun-drenched outdoor space is perfect for relaxing or entertaining, allowing you to fully enjoy the beauty of the seasons.

In addition to the garden, the property boasts private driveway parking to the side, ensuring convenience for you and your guests. The location is particularly appealing, as it is just a short stroll from the vibrant town centre of Otley, where you can find a variety of shops, cafes, and amenities. Furthermore, the area is renowned for its beautiful riverside walks, providing an excellent opportunity for leisurely strolls and enjoying the natural surroundings.

This house presents a wonderful opportunity for first-time buyers, small families, or those looking to downsize. With its attractive features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your new home.

To arrange an appointment, 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Porch

Window and door to the front elevation, this is an ideal space to hang those coats and kick off those muddy boots.

Living Room and Dining Area 20'10" x 11'4" max (6.35m x 3.45m max)

Focal fireplace with an electric fire inset, three central heating radiators, the staircase to the first floor with a useful understairs storage cupboard. Window to the front and patio doors to the rear porch.

Kitchen 8'10" x 6'3" (2.69m x 1.91m)

Fitted with a good number of wall and base units having worksurfaces over and a sink unit inset. Built in electric oven with a gas hob over. Plumbing for a washing machine. Window to the rear garden.

Rear Porch / Sun Room 8'3" x 5'9" (2.51m x 1.75m)

Windows and a door to the southerly facing rear garden.

First Floor Landing

Access hatch to the loft.

Bedroom 1. 11'4" x 9'11" (3.45m x 3.02m)

Built in wardrobe and cupboard, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'7" x 8' (3.23m x 2.44m)

Central heating radiator and a window to the rear.

Bathroom

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

Outside

To the front is a neat shrubbed and hedged garden. A driveway leads to the side and provides private off road parking. Moving around to the rear is a very pleasant, fully enclosed garden that enjoys a southerly aspect. The garden includes a good sized Indian stone patio, to a neat shaped lawned garden with beautifully stocked borders offering a lovely selection of shrubs, bushes and plants.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway



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Council Tax Leeds

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>

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>

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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Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

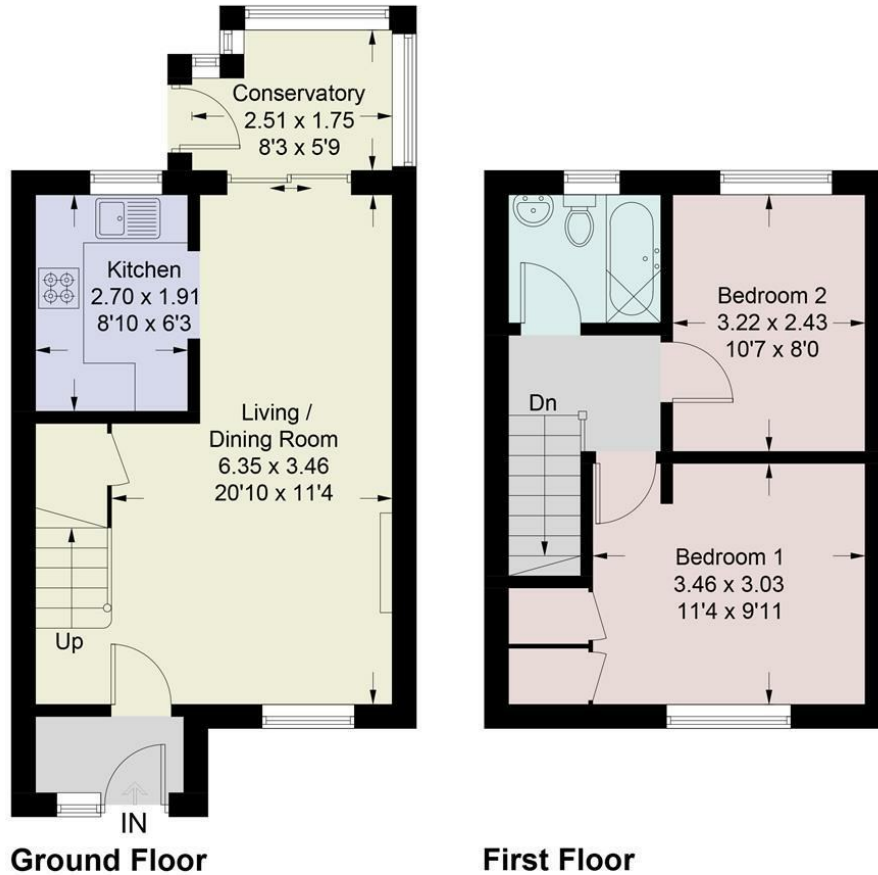


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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.



Call us on 01943 889010
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