



# 10 ASH GROVE OTLEY LS21 3EL

**Asking price £340,000**

## FEATURES

- Smartly Presented Brick Built Semi-Detached Property
- Elegant Sitting Room and Downstairs Cloakroom
- Modern House Bathroom With A Four Piece Suite
- Enclosed Low Maintenance Rear Garden
- Short Walk Into Otley Town Centre With Amenities and Schools
- Stunning Dining Kitchen Ideal For Modern Open Plan Living
- Three Good Sized Bedrooms
- Useful Cellar With Potential To Convert Into Further Living Space
- Freehold / EPC Rating E / Council Tax Band D
- Recently Renovated To A Very High Standard



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# Beautifully Presented 3 Bedroomed Semi-Detached Home

A beautifully presented brick built three bedroomed semi-detached property, conveniently situated just a short walk from town centre amenities and local schools that has been recently renovated by the current owners to provide a wonderful home ready for any incoming buyer to be able to move straight in and enjoy. The heart of this terrific home is the stunning dining kitchen that has been extended to provide the ideal space for modern living with smart units and a kitchen island having a breakfast bar to both sides. The ground floor is completed by an elegant sitting room and very useful downstairs w.c. On the first floor there are two good sized bedrooms and a modern house bathroom which comprises a four piece suite whilst to the second floor there is a further spacious double bedroom. Completing the accommodation is the cellar which is accessed from the kitchen which provides a useful storage space but has the potential to be converted further into an office or hobbies room. Outside the property enjoys an enclosed low maintenance rear garden with gravelled and flagged seating area ideal for outdoor entertaining. To arrange a viewing of this brilliant home, please contact Shankland Barraclough Estate Agents in Otley.

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

## Ground Floor

### Sitting Room 14'4 x 12'0 (4.37m x 3.66m)

With a double glazed entrance door, feature fireplace with a cast iron interior and tiled hearth housing a fitted gas fire. Ceiling cornice, picture rail, laminate flooring and window to the front elevation.

### Inner Hall

With window to the side elevation and stairs up to the first floor.

### Dining Kitchen 19'9" (extending to 24'10") x 14'4" (6.02m (extending to 7.57m) x 4.37m )

A simply stunning dining kitchen which has been completely transformed by the current owners to create a superb open plan space, ideal for modern living. Fitted with a range of smart base units, incorporating cupboards, drawers and a kitchen island with breakfast bar at both sides having coordinating work surfaces and unit to ceiling tiled splash back. Inset one and a half bowl stainless steel sink with mixer tap having a pull out hose. Integrated appliances including a fridge/freezer and dishwasher, two electric ovens and a four ring induction hob. Plumbing for an automatic washing machine, cupboard housing the gas fired central heating boiler, laminate flooring, pendant lighting above the kitchen island and window to the rear elevation. Adjoining dining area with cloakroom off, laminate flooring, recessed spotlights, two windows to the side elevation, two velux windows and glazed door out to the rear garden with side screen.

### Cloakroom

With a low suite w.c and pedestal wash hand basin. Window to the side elevation.

## Lower Ground Floor

### Cellar

A great space which has been used as an entertaining area by the current owners but could be easily utilised as an office or hobbies room with keeping shelves and further storage area off.

## First Floor

### Landing

With stairs up to the second floor.

### Bedroom 1. 14'3" x 12'0" (4.34m x 3.66m)

A spacious double bedroom having an extensive range of fitted wardrobes with overhead cupboards, fitted shelves and window to the front elevation.

### Bedroom 2. 14'8" x 8'8" (4.47m x 2.64m)

With a protruding bulkhead and window to the rear elevation.

### Bathroom

A modern house bathroom with a white four piece suite comprising a panelled bath with shower attachment, low suite w.c, wash hand basin and separate tiled shower stall having a thermostatic shower. Part tiled walls, useful cupboard and window to the rear elevation.

## Second Floor



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**Bedroom 3. 15'8" x 14'4" (4.78m x 4.37m)**

Another spacious light and airy double bedroom with window to the side and velux window to the front elevation.

**Outside**

To the front of the property there is a west facing seating area with slate chippings and a flower border whilst to the rear there is an enclosed gravelled garden with flagged patio area ideal for outdoor entertaining.

**Tenure, Services And Parking**

Tenure: Freehold

Situated in Otley's Conservation Area

All Mains Services Connected

Parking: On Street Parking

**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 three of the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

**Council Tax Leeds**

Leeds City Council Tax Band D. 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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### 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

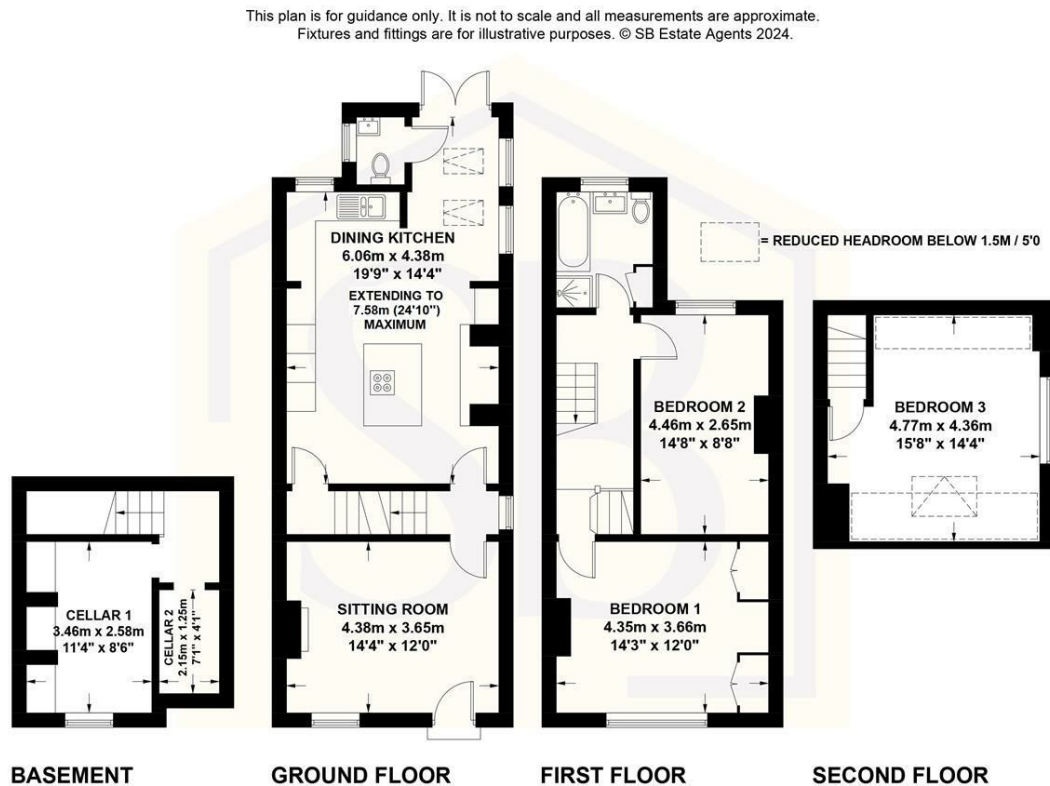
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(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	

## 1259 Sq Ft

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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