



26 RUMPLECROFT, OTLEY LS21 2RE

Asking price £260,000

FEATURES

- 3 Bedroom Semi Detached Offered With No Onward Chain
- Single Garage In A Block And Street Parking To The Front
- Well Appointed Kitchen With An Oven & Hob Built In
- Popular Location Situated At The End Of A No Through Road
- Southerly Facing Fully Enclosed Garden To The Rear
- Light And Airy Sitting Room And Dining Area
- Bathroom Fitted With A Three Piece Suite Including A Corner Shower Cubicle
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Semi Detached Offered With No Onward Chain

Built around 1970 this three bedroomed semi detached is offered with the advantage of having no onward chain for a hassle free purchase. The house spans an inviting 780 square feet and features three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining, having a sitting area to the front and a dining area to the rear. The smartly appointed kitchen is designed for both functionality and style, while the modern bathroom boasts a walk-in shower, ensuring a refreshing start to your day.

One of the standout features of this property is the southerly facing rear garden, which not only allows for plenty of natural light. This serene private garden creates a peaceful retreat right at your doorstep, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Additionally, the property comes with the advantage of no onward chain, allowing for a smooth and hassle-free purchase. Parking is convenient, with a single garage found to the block at the beginning of the road and additional parking available on the road outside.

This charming home in Rumpolecroft is a wonderful opportunity for those looking to settle in a friendly community with easy access to local amenities and beautiful countryside. Don't miss your chance to make this lovely property your own.

To arrange your viewing of this 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 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 Hallway

Via a uPVC outer door to the front with two glazed insets and a matching side panel. Central heating radiator, window to the side elevation and the staircase to the first floor with a useful vac cupboard below.

Sitting Room 13'4" x 11'1" (4.06m x 3.38m)

Focal fireplace with a fire inset, central heating radiator and a window to the front elevation.

Dining Room 9'11" x 8'6" (3.02m x 2.59m)

Central heating radiator and a window to the rear elevation looking over the rear garden.

Kitchen 9'11" x 7'11" (3.02m x 2.41m)

Well appointed with a good range of wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen also includes a built in electric oven and four ring gas hob with an extractor canopy over. Space and plumbing for a washing machine, a central heating radiator, window to the rear and a door to the side elevation.

First Floor Landing

With an access hatch to the loft and a window to the side elevation.

Bedroom 1. 12'9" x 10'4" (3.89m x 3.15m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 10'5" x 10'4" (3.18m x 3.15m)

Offering the best view in the house with the picturesque Otley Chevin to the backdrop, this double bedroom includes a central heating radiator and the window to the rear.

Bedroom 3. 9'4" x 6'1" (2.84m x 1.85m)

Central heating radiator and a window to the front elevation.

Bathroom

Fitted with a three piece suite in white comprising a corner shower cubicle, a wash hand basin and a low level wc. Complemented by tiled walls, a central heating radiator and a window to the rear.

Outside

To the front is a neat garden offering a lovely selection of shrubs and bushes. Moving around to the rear the garden is fully enclosed and enjoys a beautiful southerly aspect. The garden incorporates a paved patio and a neat lawn with a timber shed to one corner and borders surrounding. The property also has a single garage, located at the beginning of the road to the block of garages for the houses on Rumpolecroft. Street parking is found to the front of the house.



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Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax

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 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>

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



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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

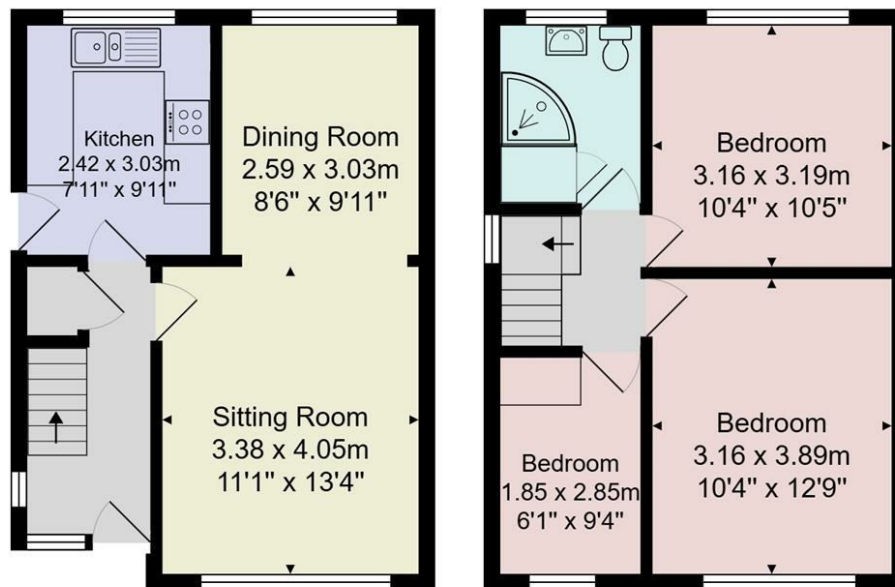
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Please Note

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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Ground Floor

First Floor

Total Area: 72.4 m² ... 780 ft²

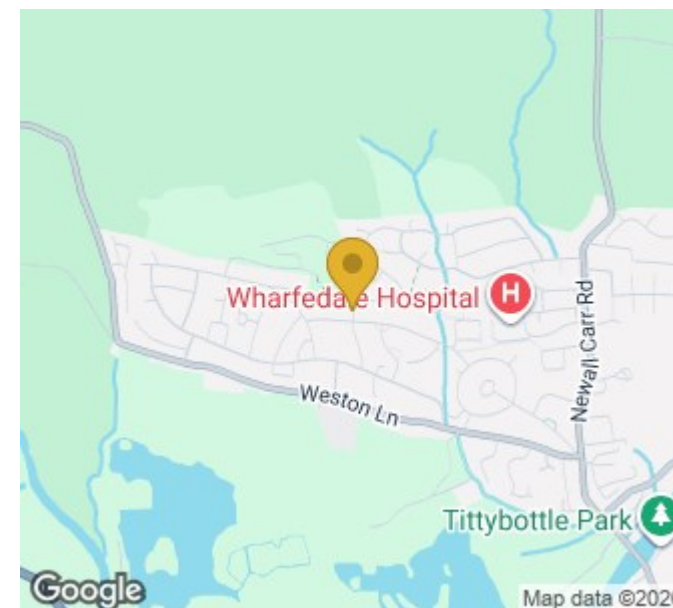
All measurements are approximate and for display purposes only.

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) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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

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