



155 ILKLEY ROAD, OTLEY LS21 3LP

Asking price £370,000

FEATURES

- Three Double Bedroomed Modern Town House (Built In 2020)
- Stylish Contemporary House Bathroom, En-Suite To Bedroom 1 & Valuable Downstairs WC
- Superb Open Plan Living & Dining Room To The Smart Integrated Kitchen
- Neat Enclosed Gardens & Private Off Road Parking To The Rear
- Popular Location Adjacent To Grove Hill Park & Walking Distance Of Waitrose & The Town Centre
- Located Within The Beautiful Otley Conservation Area
- Excellent Energy Efficiency Rating Of B
- Tenure Freehold / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smart Modern Three Double Bedroom Town House

A three double bedroomed sleek and stylish modern town house, built in 2020, offering attractive light and airy accommodation over three floors within this very popular and conveniently located neighbourhood. The property with a fully enclosed garden to the rear and private off road parking, also found to the rear, is the ideal home for couples or families alike. With an excellent energy efficiency rating of B, the property is well placed within easy walking distance of Waitrose and the town centre amenities, as well as being adjacent to the picturesque Grove Hill Park which is also home to Grove Hill Tennis Club and the Bowling Club. The house itself commences with a welcoming entrance hallway with a valuable modern downstairs wc off. The living space is modern and open plan with a fantastic living and dining area having windows and French doors to the rear garden and a stylish modern fully integrated kitchen. To the first floor there are two double bedrooms and the attractive modern house bathroom. Finally the top floor has the lovely principle bedroom with a dressing room and a sleek modern en-suite. We strongly recommend an appointment to view this fine home, which can easily be arranged via 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 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 Hall

Composite outer door to the front elevation, a central heating radiator and the staircase to the first floor.

Downstairs WC

Smart modern two piece suite comprising a low level w.c, a wash hand basin and a central heating radiator.

Sitting & Dining Room 15'1" x 14'8" (4.60m x 4.47m)

Beautiful open plan living area which is also open to the kitchen. French doors and windows flood natural light into the room and lead out to the beautiful landscaped gardens. Traditional central heating radiators and attractive tiled flooring.

Kitchen 9'9" x 7'7" (2.97m x 2.31m)

Open plan from the living area making this whole area a real socialable and functional area, this smart modern kitchen is superbly appointed with high end appliances and includes a built in oven and hob, washer/dryer, together with an integrated dishwasher and a fridge-freezer. Window to the front with and a continuation of the attractive tiled flooring flowing through from the living area.

First Floor Landing

Storage cupboard, a central heating radiator and access to the following rooms:

Bedroom 2. 14'10" x 9'1" (4.52m x 2.77m)

Central heating radiator and two windows to the front elevation.

Bedroom 3. 14'10" x 9'2" (4.52m x 2.79m)

Central heating radiator and two windows to the rear elevation.

House Bathroom

Stylish contemporary house bathroom fitted with a three piece suite in white including a bath, wall hung wash hand basin and low level w.c. Complemented by tiling to the walls and floor, extractor fan and a chrome central heated towel rail.

Second Floor Landing

Eaves cupboards, a central heating radiator and a Velux styled window for good natural light.

Bedroom 1. 13'9" x 11'5" (4.19m x 3.48m)

Central heating radiator and a window to the rear elevation.

Dressing Room

Built in wardrobes to one wall, a central heating radiator and a Velux styled window.

En-suite

Fitted with a smart modern en-suite with a good sized walk in shower with a glazed screen, a wall hung wash hand basin and a low level w.c. Complemented by tiled flooring and walling, chrome central heated towel rail and a Velux styled window.



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Outside

To the front is a stone walled paved garden. To the rear is a larger fully enclosed garden, landscaped with Indian Stone paving with stocked borders and fencing. Beyond the garden is the private car parking area for the row with the property benefitting from having a private allocated parking bay for two vehicles.

Council Tax

Leeds City Council Tax Band D. 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 1000 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>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Street

Located Within The Beautiful Otley Conservation Area
Maintenance Charge For Rear Communal Areas (£160 Per Annum Reviewed Each Year)

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

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.

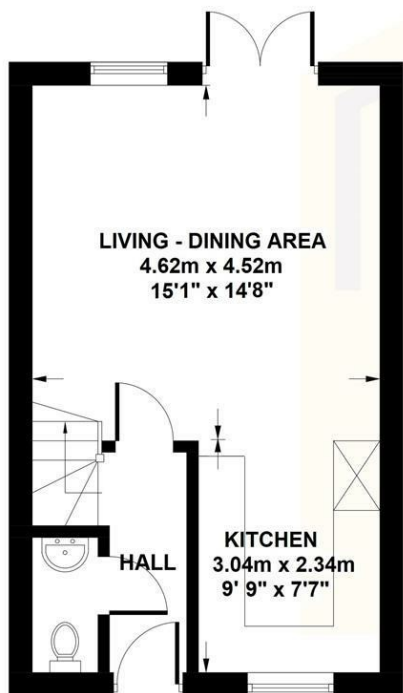
Please Note

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.

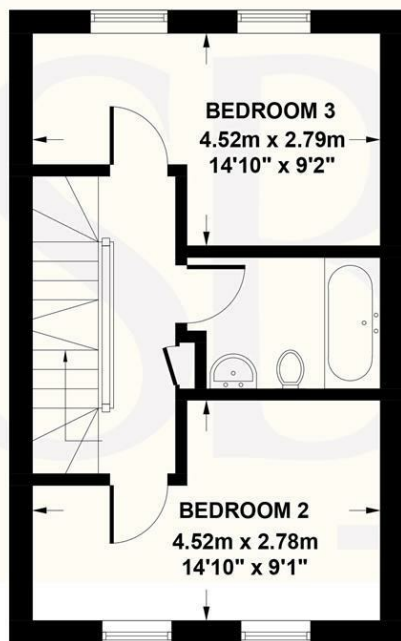


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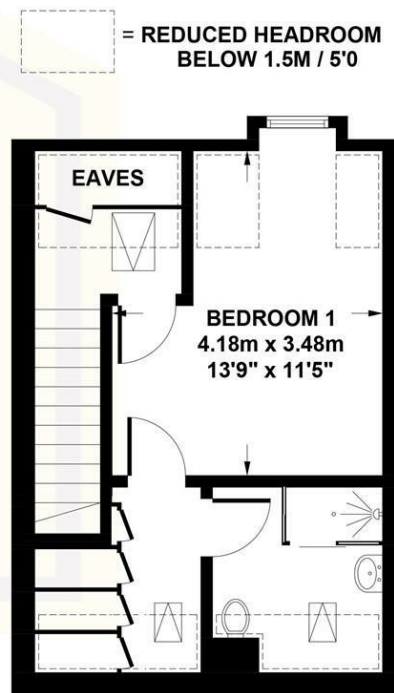
This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR



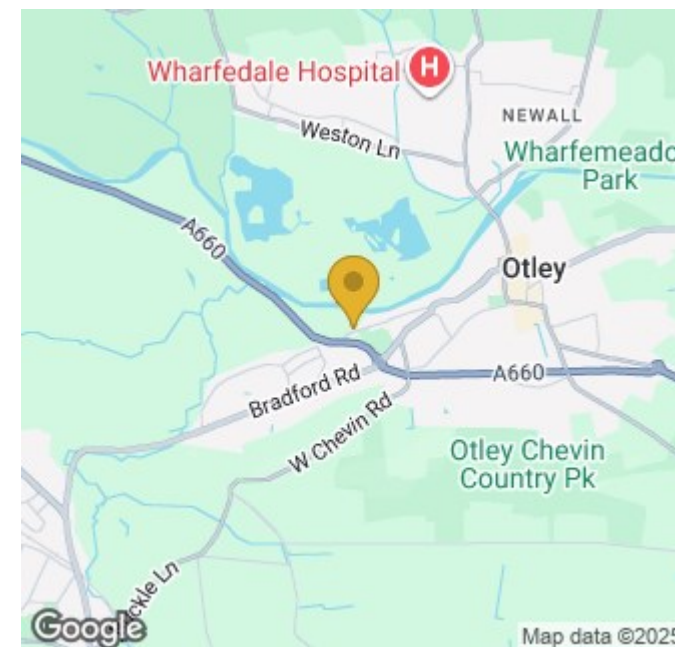
FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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