



# 7 WELLCROFT OTLEY LS21 1JJ

Asking price **£240,000**

## FEATURES

- Smartly Presented End Terrace Within A Short Stroll Of Otley Town Centre
- Enclosed Rear Garden With Patio Ideal For Outdoor Entertaining
- Smart House Bathroom With a Three Piece Suite
- Close to Local Amenities, Schools & Transport Links
- Terrific Open Plan Accommodation Incorporating A Sitting Area & Dining Kitchen
- Two Good Sized Double Bedrooms
- Ideal Opportunity For A Variety Of Buyers
- Freehold / Council Tax Band B / EPC Rating D



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 2 Bedroom End Terrace With South Facing Garden Close To Otley Town Centre

This smartly presented end terrace house offers a delightful blend of comfort and convenience being ideally situated just a short stroll from the vibrant town centre of Otley, making it perfect for those who appreciate both tranquillity and accessibility.

Upon entering, you are greeted by the terrific living accommodation that seamlessly incorporates a sitting area and dining kitchen, creating a warm and inviting atmosphere for relaxation and social gatherings. The open plan layout enhances the sense of space, making it an ideal setting for both entertaining guests and enjoying quiet evenings at home.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The smart house bathroom features a modern three-piece suite, ensuring that your daily routines are both comfortable and stylish.

Outside, the enclosed south facing rear garden is a true gem, complete with a patio area that is perfect for outdoor entertaining. Whether you wish to host summer barbecues or simply enjoy a peaceful morning coffee in the sun, this garden offers a private retreat from the hustle and bustle of daily life.

Additionally, the property includes an area for parking, a valuable feature in this sought-after location. Do not miss the opportunity to make this delightful property your own and call Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## 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:

## Ground Floor

### Entrance Area

With double glazed entrance door, radiator and stairs up to the first floor.

### Open Plan Living Accommodation 20'9" x 12'4" (6.32m x 3.76m)

A terrific open plan space ideal for modern living and entertaining incorporating a sitting area and dining area.

### Sitting Area

A light and airy room with a feature brick fireplace having a stone hearth and wooden mantle housing a wood burning stove. Ceiling cornice, radiator, laminate flooring and window to the front elevation.

### Dining Kitchen

A stylish kitchen with a range of modern base and wall units incorporating cupboards, drawers and coordinating work surfaces with upstands. Inset sink unit with mixer tap, integrated appliances including a dishwasher, automatic washing machine and electric oven with a four ring gas hob having a stainless steel hood over. Space for a freestanding fridge/freezer, laminate flooring, breakfast island, fitted dining bench, recessed spotlights and window to the rear elevation.

### Side Entrance Area

With double glazed entrance door, useful understairs store cupboard and cloakroom off.

### Cloakroom

With a low suite w.c., tiled floor and window to the side elevation.

### First Floor

### Landing

With access to the roof void and window to the side elevation.

### Bedroom 1 12'10" x 11'5" (3.91m x 3.48m)

A generous principal bedroom having a recessed wardrobe, radiator and window to the front elevation.

### Bedroom 2 10'1" x 8'9" (3.07m x 2.67m)

Another double bedroom with radiator and window to the rear elevation.

### Bathroom

A smart house bathroom with a white three piece suite comprising a panelled bath with shower over, low suite w.c and wash basin with cupboards under. Part tiled walls and window to the rear elevation.



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## Outside

To the front of the property there is an enclosed garden with mature shrubs and trees with wooden fence. Beyond the fence there is a tarmac area which our clients use for parking. The south facing rear garden is a good size with a lawned area having flower borders, outside tap, garden shed and a flagged patio ideal for outdoor entertaining.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Tarmac Area That Our Clients Use For Parking

## Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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

Leeds City Council Tax Band B. 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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### 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.

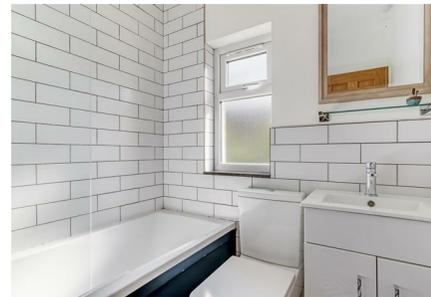
### Mortgage Advice

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.

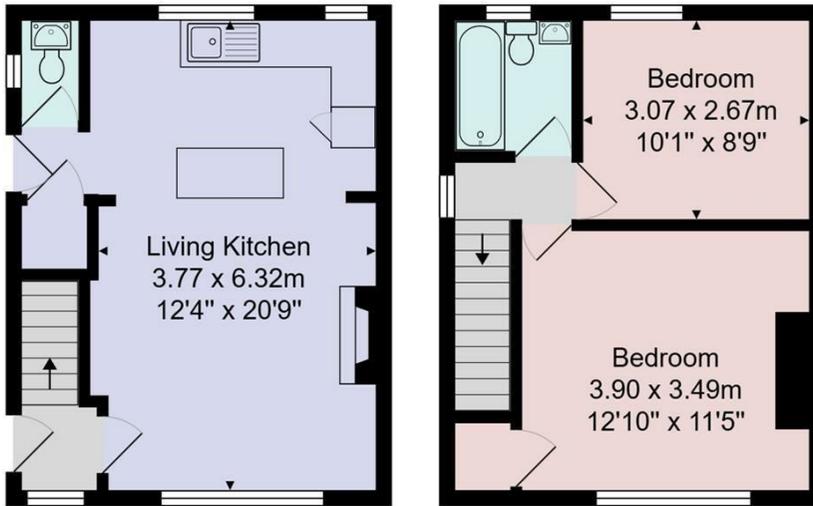
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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: 60.8 m<sup>2</sup> ... 654 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
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.



Call us on 01943 889010  
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