



# 9 LISKER DRIVE, OTLEY LS21 1DQ

**Asking price £325,000**

## FEATURES

- Immaculately Presented, Extended Three Bedroom Semi Detached House
- Ideally Located For The Town Centre & The Local Schools Including All Saints Primary School
- Stunning Modern Extended Dining Kitchen With Built In Appliances
- Sitting Room With A Warming Wood Burning Stove
- Striking Modern Four Piece House Bathroom Complemented By Fully Tiled Walls
- Private Driveway, Neat Gardens To The Front And Fully Enclosed Rear Garden
- EPC Rating C / Tenure Freehold / Council Tax Band C
- Truly Worthy Of An Appointment To View



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Immaculate 3 Bedroom Semi Detached House - Extended To The Ground Floor

Nestled in the charming area of Lisker Drive, Otley, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room features a wood-burning stove, creating a warm and cosy atmosphere, perfect for relaxing evenings.

The heart of the home is undoubtedly the smart modern dining kitchen, equipped with built-in appliances that cater to all your culinary needs. This stylish space is ideal for both cooking and entertaining, making it a wonderful gathering point for family and friends.

The property also benefits from a striking modern four-piece house bathroom, designed with contemporary fixtures and finishes that enhance the overall appeal of the home.

For families with children, the location is particularly advantageous, as it is situated close to All Saints Primary School, ensuring a convenient and safe journey for young learners.

Outside, the private and enclosed gardens provide a tranquil retreat, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air.

In summary, this semi-detached house on Lisker Drive is a fantastic find, combining modern amenities with a welcoming atmosphere in a desirable location. It is an ideal choice for those seeking a comfortable family home in the picturesque town of Otley. To arrange your viewing of this fine 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 elevation with a half glazed panel to its side, Staircase to the first floor and a central heating radiator.

## Sitting Room 13'9" x 11'2" (4.19m x 3.40m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, a central heating radiator and a window to the front elevation.

## Dining Kitchen 24'8" x 9'8" (7.52m x 2.95m)

The perfect room to entertain family and friends. An extended dining kitchen offering a stylish modern range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher, electric oven and a gas hob with an extractor hood over. Central heating radiator, windows and French doors out to the fully enclosed rear garden.

## Utility Store 10'7" x 7'1" (3.23m x 2.16m)

Having plumbing for a washing machine, light and power points.

## Store 7'1" x 5'3" (2.16m x 1.60m)

Window and door to the front elevation.

## First Floor Landing

Window to the side elevation and access to the following rooms:

## Bedroom 1. 12'6" x 10'2" (3.81m x 3.10m)

Central heating radiator and a window to the front elevation.

## Bedroom 2. 10'11" x 10'2" (3.33m x 3.10m)

Central heating radiator and a window to the rear elevation.

## Bedroom 3. 9'8" x 6'5" (2.95m x 1.96m)

Central heating radiator and a window to the front elevation.

## House Bathroom

Smartly appointed, modern four piece suite in white comprising a panelled bath, a walk in shower with glazed screens, a wash hand basin to a vanity unit and a low level wc. The bathroom is complemented by fully tiled walls, has a central heated towel rail and a window to the rear elevation.

## Outside

To the front is a neat lawned garden and a driveway providing private off road parking. Moving



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around to the rear the garden is fully enclosed and includes an attractive stone patio with a lawn beyond and raised beds. Timber storage shed.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

### **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>

### **Council Tax**

Leeds City Council Tax Band C. 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

### **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**

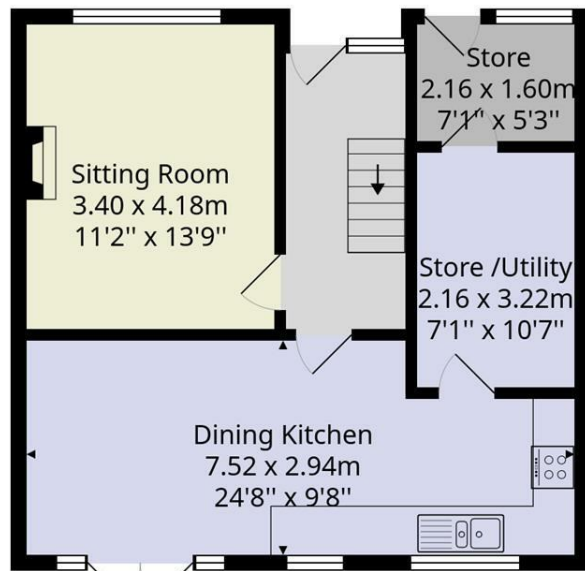
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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**

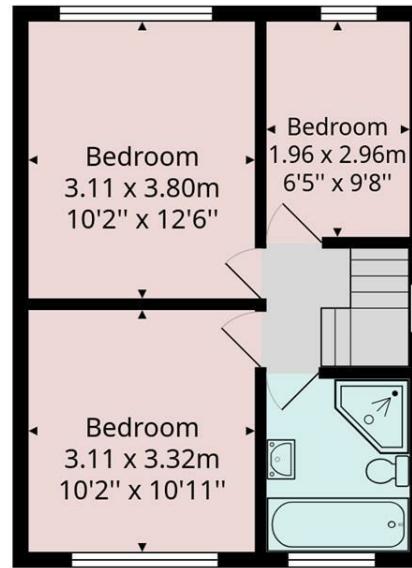
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor



First Floor

Total Area: 92.0 m<sup>2</sup> ... 991 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

81

69

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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W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

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