



# 28 ASH GROVE OTLEY LS21 3EL

Asking price £240,000

## FEATURES

- Attractive Stone Built Mid Terraced Property
- Generous Dining Kitchen With Access To The Garden
- Two Good Sized Bedrooms & House Bathroom
- Fully Double Glazed & Central Heating Throughout
- Convenient Location, Just A Short Stroll From The Shops & Town Centre Amenities
- Light & Airy Sitting Room With Feature Brick Fireplace
- Enclosed Rear Yard With Flower Border
- Located Within The Beautiful Otley Conservation Area
- Tenure Freehold / Council Tax Band B / EPC Rating D
- Ideal Opportunity For A Variety Of Buyers Including Couple & First Time Buyers



# Attractive 2 Bedroom Stone Built Mid Terrace In Otley

Situated in this popular area of Otley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a versatile space for relaxation or entertaining guests. The natural light that floods this area creates a warm and inviting atmosphere, making it a lovely spot to unwind after a long day.

The dining kitchen is well-equipped with plenty of room for a dining table and chairs which has access out to the enclosed rear garden, an ideal area to enjoy on a summer evening.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is both practical and functional, providing a comfortable living experience.

Located in the picturesque town of Otley, residents can enjoy the benefits of local amenities, including shops, schools, and parks, all within easy reach. The surrounding area is known for its scenic beauty, offering plenty of opportunities for outdoor activities and leisurely strolls.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-maintained home. To arrange a viewing 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 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

#### Sitting Room 13'10" x 13'0" (4.22m x 3.96m)

A generous light and airy room benefiting from high ceilings, ceiling cornice and rose, radiator and window to the front elevation. Feature brick fireplace housing a log burning stove and double glazed door to the front elevation.

#### Kitchen 13'0" x 10'1" (3.96m x 3.07m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. One and a half bowl stainless steel sink unit with mixer tap, space for an under-counter fridge, provision for an electric cooker and plumbing for an automatic washing machine. Laminate flooring, radiator, understairs cupboard, further cupboard housing the central heating boiler, window to the rear elevation and door out to the rear yard.

### First Floor

#### Bedroom 1. 13'10" x 13'0" (4.22m x 3.96m)

A large double bedroom with wood effect flooring, radiator and window to the front elevation.

#### Bedroom 2. 13'3" x 7'1" (4.04m x 2.16m)

Another good sized bedroom, with fitted cupboard, radiator and window to the rear elevation.

### Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Part tiled walls, stripped wooden floorboards and window to the rear elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

## Outside

To the rear of the property there is an enclosed yard with flower borders having slate chippings, an ideal space to relax on a summers evening.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

Located Within The Beautiful Otley Conservation Area

## Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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>

## 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.

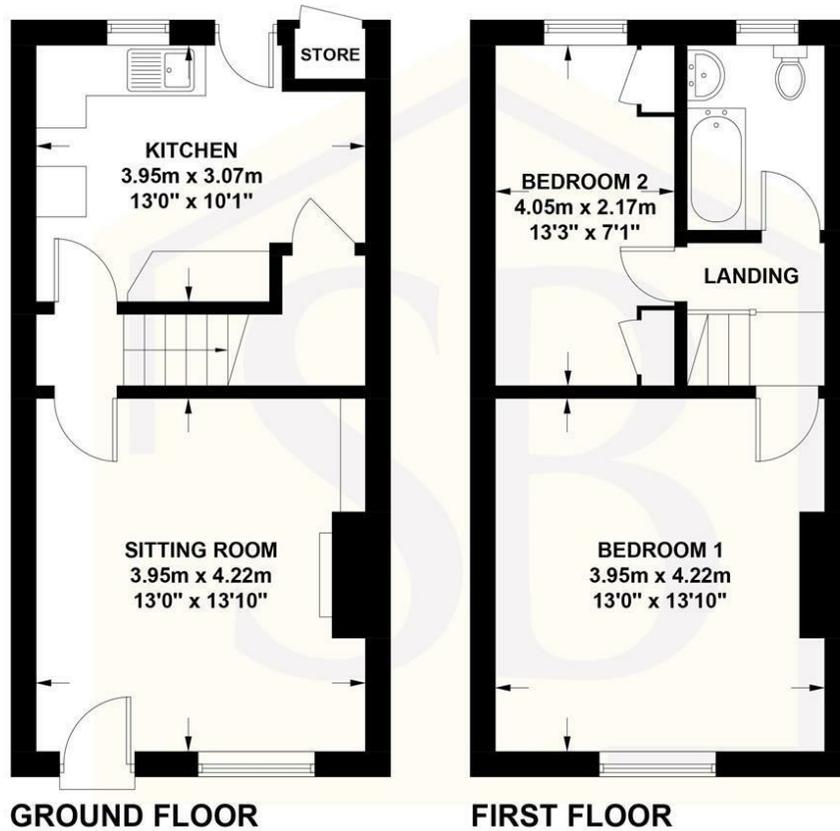
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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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