



61 THE OVAL, OTLEY LS21 2EE

Asking price £260,000

FEATURES

- Completely Modernised And Ready To Move Into
- End Terraced House With A Lovely Proportioned Garden, Driveway And Garage
- Sitting Room With Polished Floorboards & Focal Recessed Fireplace
- Newly Appointed Dining Kitchen With A Built in Oven And Hob And A Valuable Downstairs WC
- Newly Fitted Three Piece House Bathroom With A Shower And Screen Over The Bath
- Two Good Sized Double Bedrooms
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smartly Presented & Modernised Two Bedroom End Terrace

Located in a small private cul-de-sac on The Oval, Otley, this end terrace house presents an exceptional opportunity for those seeking a modern and stylish home. Spanning 778 square feet, the property boasts two well-proportioned bedrooms and a welcoming reception room, making it ideal for small families or couples.

Having undergone extensive modernisation in the past 18 months, this residence is presented in immaculate condition and is ready for immediate occupancy, with no onward chain to consider. The newly fitted kitchen is a highlight, featuring a built-in oven and hob, perfect for culinary enthusiasts. The house bathroom has also been tastefully updated, showcasing a contemporary three-piece suite complete with a shower and screen over the bath.

Throughout the home, you will find newly plastered walls adorned with fresh decorations and new floor coverings, creating a bright and inviting atmosphere. The property is further enhanced by a lovely sized rear garden, which is not directly overlooked, providing a peaceful outdoor space for relaxation or entertaining.

For those with vehicles, the property offers ample parking to a private driveway and a single detached garage, ensuring convenience and security. This delightful home combines modern living with practical amenities, making it a must-see for anyone looking to settle in Otley.

To arrange your viewing of this fine home, please 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hall

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

Sitting Room 13'11" x 12'11" (4.24m x 3.94m)

A lovely proportioned reception room having a focal recessed fireplace with a wooden mantle over and a stone hearth. Large window to the front elevation, stripped and stained floorboards and a central heating radiator.

Dining Kitchen 17'2" x 9'3" (5.23m x 2.82m)

A smart newly fitted kitchen offering a good number of wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and hob with an extractor hood over, space and plumbing for a dishwasher and a washing machine. Central heating radiator, two windows to the rear garden and a half glazed door also to the garden.

Downstairs WC

A valuable asset fitted with a low level wc and a window to the side elevation.

First Floor Landing

Window to the side elevation and the access hatch to the loft.

Bedroom 1. 13'11" x 10'9" (4.24m x 3.28m)

Spacious bedroom having a window to the front elevation and a central heating radiator. Walk in cupboard that also houses the central heating boiler.

Bedroom 2. 11'11" x 9' (3.63m x 2.74m)

Window to the rear and a central heating radiator.



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House Bathroom

Newly fitted house bathroom fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail and a window to the rear.

Outside

To the front is a crushed blue slate garden area, with a tarmac driveway leading past the house and to the rear providing excellent parking and leading on to a detached single garage. The garden to the rear benefits from backing on to a small wooded area, is predominately laid to lawn and enclosed by fencing.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

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>

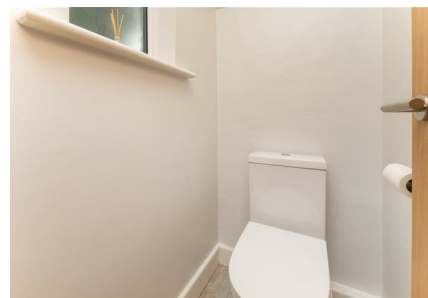
Viewing Arrangements

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

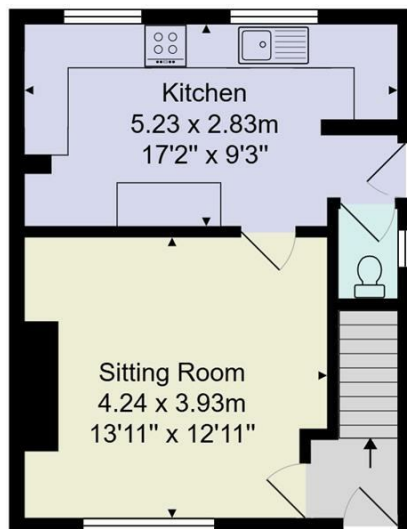
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

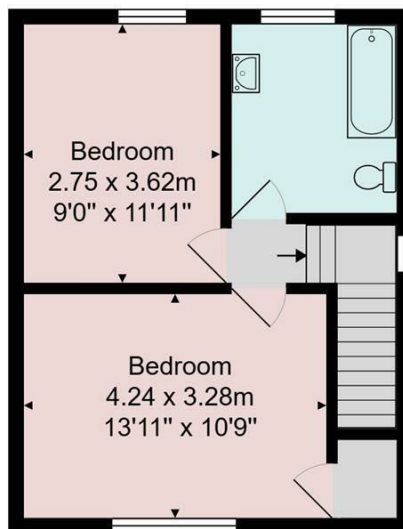
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

Total Area: 72.3 m² ... 778 ft²

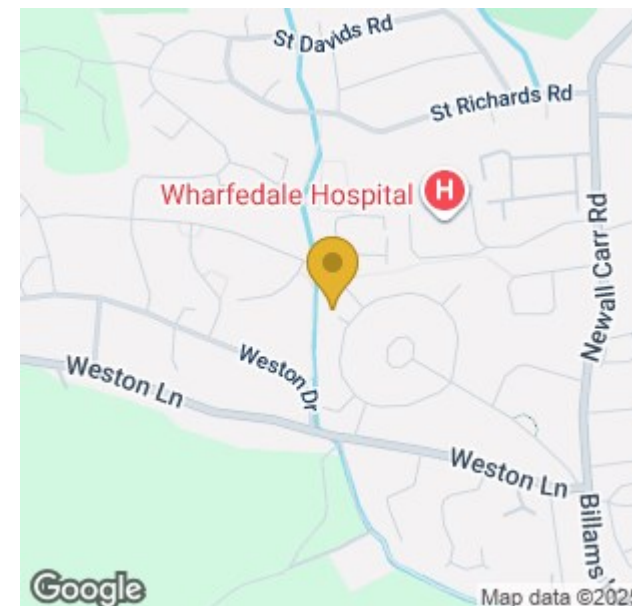
All measurements are approximate and for display purposes only.

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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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