



36 WESTON DRIVE, OTLEY LS21 2EL

Asking price £325,000

FEATURES

- Beautifully Presented Three Bedroom Semi Detached House
- Dining Kitchen With Modern Units And French Doors To The Garden
- Sitting Room With A Warming Wood Burning Stove
- Space And Potential To Extend (subject to gaining the required approvals)
- Standing In A Large Garden Plot, Southerly Facing To The Rear
- Valuable Utility Room And A Downstairs WC
- Smart Modern House Bathroom
- EPC Rating C / Tenure Freehold / Council Tax B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Attractive Well Presented 3 Bedroom Semi In A Large Garden

IF YOU ARE LOOKING FOR A HOUSE WITH A LARGE GARDEN, THEN LOOK NO FURTHER. STANDING IN A FABULOUS FULLY ENCLOSED GARDEN, SOUTHERLY FACING TO THE REAR, THIS SMART MODERNISED 3 BEDROOM SEMI DETACHED HOUSE IS TRULY WORTHY OF AN EARLY APPOINTMENT TO VIEW.

Ready to move straight into, this beautiful home has been tastefully updated and modernised, creating a highly attractive, light and airy property with smart modern fixtures and fittings throughout. The accommodation commences with an entrance hallway, a sitting room with a warming wood burning stove and a modern designed living and dining kitchen with built in appliances and French doors out to the rear garden. The ground floor is completed by a well appointed utility room and a valuable downstairs w.c.. To the first floor there are three bedrooms and a stylish modern house bathroom. A big feature with this house is the large garden, predominately laid to lawn together with patio areas making the most of the long summer days and a double gated driveway providing valuable off road parking. With fantastic scope and space to extend as well (subject to gaining the required planning permissions), we cannot recommend enough the need to view this house as soon as possible in order to fully appreciate the excellent accommodation and the huge private garden. To arrange your viewing, 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 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 with glazed insets and side panel, a central heating radiator and the staircase to the first floor with a useful storage cupboard below.

Sitting Room 13' x 12'2" (3.96m x 3.71m)

With a warming wood burning stove recessed in to the chimney breast, a central heating radiator and a uPVC window to the rear elevation.

Dining Kitchen 19'10" x 10'5" (6.05m x 3.18m)

The perfect hub for all the family, this smart modern dining kitchen has uPVC French doors that open to the southerly facing rear garden together with a window looking over the front gardens. Extensively fitted with a smart modern range of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and four ring gas hob with an extractor hood over. Integrated fridge freezer, tall tubular radiator and a uPVC door to the utility room.

Utility Room 15'7" max x 8'4" (4.75m max x 2.54m)

The perfect area to come in and kick off those muddy boots and wet coats. Offering an excellent number of fitted wall and base kitchen units, plumbing for a washer, a central heating radiator and uPVC doors to the front and rear gardens.

Downstairs WC

With a low level wc and a wash hand basin.

First Floor Landing

uPVC window to the front elevation.

Bedroom 1. 11'9" x 11'8" (3.58m x 3.56m)

Central heating radiator and a uPVC window to the rear elevation with views of Otley Chevin to the backdrop.

Bedroom 2. 11'9" x 9'4" (3.58m x 2.84m)

With a built in wardrobe, a central heating radiator and a uPVC window to the rear elevation with views of Otley Chevin to the backdrop.

Bedroom 3. 8'9" x 7'10" (2.67m x 2.39m)

Central heating radiator and a uPVC window to the front elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

House Bathroom

Smart modern three piece suite in white comprising a panelled bath with a shower over. Wash hand basin and a low level w.c to a vanity unit, attractive tiling to the walls, central heated towel rail and a uPVC window.

Outside

The property enjoys a very generous sized garden, predominately laid to lawn and includes tactically positioned paved patios, to make the most of the summers sunshine, all enclosed by fencing, walling and hedging. The garden to the rear also enjoys a southerly aspect. A double gated driveway to the side provides private off road parking.

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 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>

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

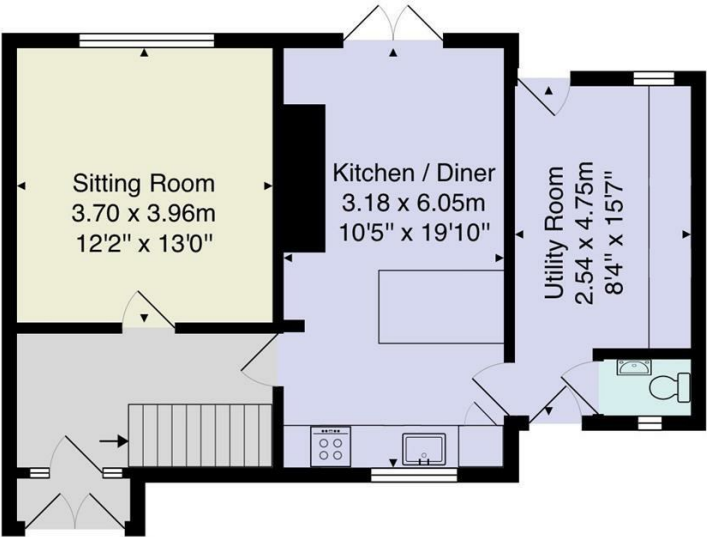
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



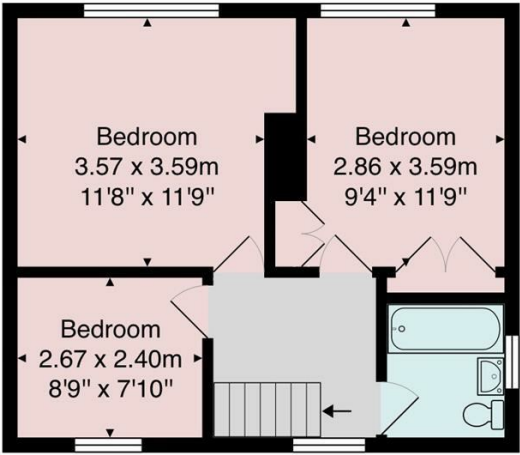
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



Ground Floor



First Floor

Total Area: 99.3 m² ... 1069 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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T: Call us on 01943 889010
E: info@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk