# 18 SUNNYDALE RIDGE OTLEY LS21 3LR

## Asking Price Asking

FEATURES

- Semi Detached Bungalow
- Two Bedrooms
- South Facing Garden
- Popular Location Adjacent to the Chevin
- Driveway & Garage
- Elevated Position
- Excellent Views
- EPC Rating tbc / Freehold / Council Tax Band C

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SHANKLAND BARRACLOUGH ESTATE AGENTS

# Smart 2 bedroom semi detached bungalow in a lovely location

Nestled in the charming area of Sunnydale Ridge, Otley, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience.

The bungalow features two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The single reception room provides a cosy space for relaxation and entertaining, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the far-reaching views that can be enjoyed from various vantage points, allowing residents to appreciate the natural beauty of the surrounding landscape. The bungalow is also adjacent to the picturesque Otley Chevin, offering ample opportunities for outdoor activities and leisurely walks in a stunning setting.

The property benefits from ample parking with a driveway and garage. The location is superb, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

In summary, this semi-detached bungalow in Sunnydale Ridge is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible area. With its smart presentation, beautiful views, and excellent location, it is sure to attract interest from a variety of buyers. Don’t miss the chance to make this lovely property your new home.

**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:

**Hallway**
Via a composite entrance door to the side of the property, with access to all rooms.

**Kitchen 9'7" x 8'2" (2.92m x 2.49m)**
Offering excellent views to the front of the property over the Wharfe Valley, fitted with a smart kitchen with a range of base and wall units with a one and a half bowl stainless steel sink unit, double electric oven, and gas hob. Tiled splashbacks.

**Sitting Room 15'6" x 11'11" (4.72m x 3.63m)**
Again taking advantage of the property's elevated position, a bow window to the front offers wonderful views to complement this relaxing space. Fitted gas fire with stone surround and hearth and wooden mantlepiece.

**Bedroom 12' x 11'1" (3.66m x 3.38m)**
A good sized double bedroom with fitted mirrored wardrobes, and window to the rear overlooking the garden.

**Bedroom 8'11" x 8'2" (2.72m x 2.49m)**
A further bedroom or, as is currently utilised, a lovely additional reception room with French doors to the rear garden, and views to the Chevin beyond the rear garden.

**Shower Room**
A smart modern shower room with large walk-in shower, low suite wc, vanity unit with basin and heated towel rail. Tiled walls and flooring and window to the side.

**Outside**
The property benefits from a delightful enclosed rear garden with flagged patio immediately adjacent to the property and lawn with shrub borders. The garden is south facing and wonderfully private, backing onto the Chevin. To the front is a mature bed planted with flowering shrubs.

**Garage**
Along with the driveway, the property also benefits from an integral garage, supplied with power and water, with an up and over door.

**Tenure, Services And Parking**
Tenure: Freehold
All Mains Services Connected
Parking: Driveway and Garage

**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

**Council Tax Leeds**
Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

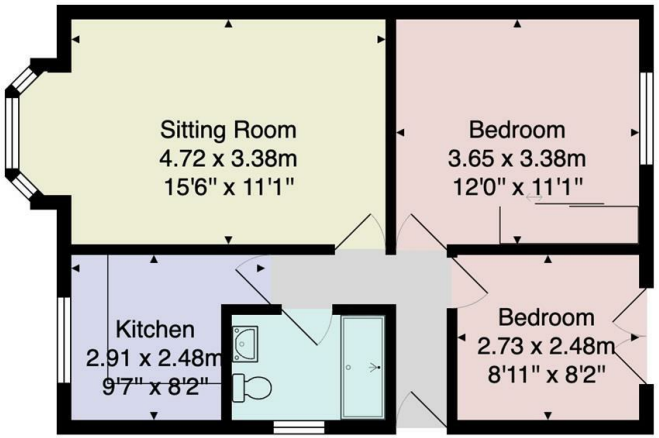
**Opening Hours**
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

**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.

**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.




Total Area: 52.6 m² ... 567 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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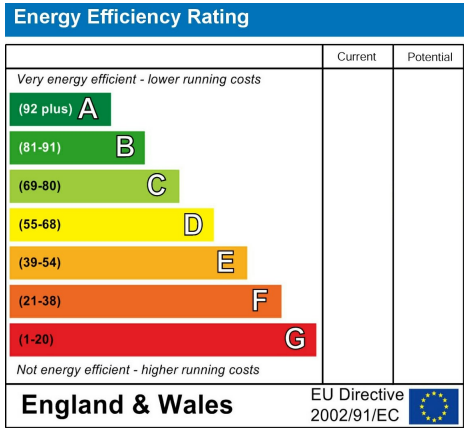
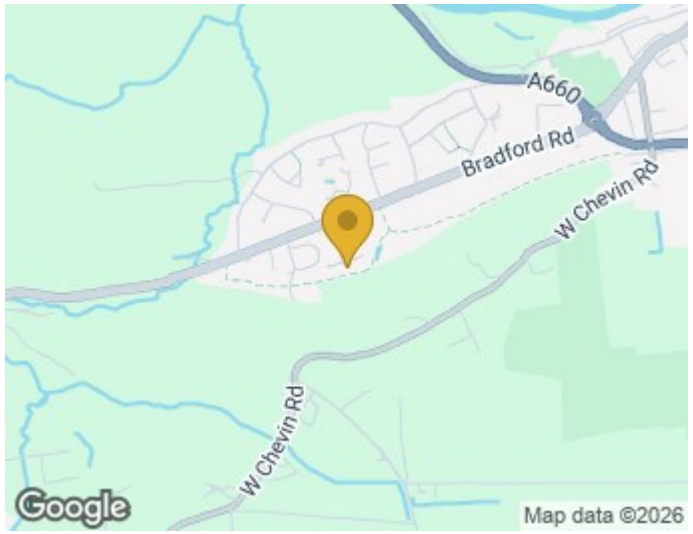



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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