



# 22 INGLEWOOD DRIVE OTLEY LS21 3LD

**Asking price £270,000**

## FEATURES

- Recently Modernised Semi-Detached Property
- Modern Breakfast Kitchen With Access To The Rear Garden
- Three Bedrooms & A Smart House Bathroom
- Envious Cul-De-Sac In A Popular Residential Area
- Ideal Opportunity For A Variety Of Buyers Including Families & Couples
- Contemporary Sitting Room With Bay Window
- Landscaped West Facing Rear Garden Ideal For Outdoor Entertaining
- Driveway Providing Parking For Two Cars
- Freehold / EPC Rating C / Council Tax Band B
- Great Location Within Easy Walking Of Schools, The Town Centre & Otley Chevin



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ESTATE AGENTS

# Modernised 3 Bedroom Semi-Detached Home In Otley

Nestled on the charming Inglewood Drive in Otley, this recently modernised semi-detached house presents an excellent opportunity for a variety of buyers, particularly families seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offers a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the modern breakfast kitchen, which not only features contemporary fittings but also grants access to the beautifully landscaped west-facing rear garden. This outdoor space is ideal for entertaining guests or enjoying sunny afternoons with family, making it a delightful extension of the living area.

Parking is a breeze with space for two vehicles, ensuring convenience for residents and visitors alike. The location is particularly advantageous, as it is within easy walking distance of local schools and the vibrant town centre, providing access to a range of amenities, shops, and services.

This property is a fantastic choice for those looking to settle in a friendly community, where comfort and convenience come together seamlessly. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Inglewood Drive is sure to meet your needs and exceed your expectations.

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 15'6" x 13'7" (4.72m x 4.14m)

A light and airy contemporary sitting room with a cosmetic fireplace and enjoying a bay window to the front elevation. Radiator, composite entrance door and laminate flooring.

### Dining Kitchen 15'6" x 9'9" (4.72m x 2.97m)

A smart dining kitchen with a range of modern recently installed base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with upstands. Inset sink unit with mixer tap, integrated appliances including a dishwasher and undercounter fridge. Plumbing for an automatic washing machine and space for a freestanding oven with extractor over. Stairs up to the first floor with understairs cupboard, tall modern radiator, laminate flooring, dual aspect with windows to the rear and side elevation and door out to the rear garden.

## First Floor

### Landing

With access to the boarded roof void with light and window to the rear elevation.

### Bedroom 1. 12'9" x 9'0" (3.89m x 2.74m)

A good sized double bedroom with radiator and bay window to the front elevation.

### Bedroom 2. 10'7" x 6'11" (3.23m x 2.11m)

With window to the rear elevation overlooking the rear garden.

### Bedroom 3. 10'1" x 6'0" (3.07m x 1.83m)

With radiator, cupboard housing the central heating boiler and window to the front elevation.

## Bathroom

A modern house bathroom with a white three piece suite comprising a panelled bath with shower attachment and fixed head, low suite w.c and pedestal wash hand basin. Heated towel rail, tiled walls, floor and window to the side elevation.

## Outside

A generous west facing rear garden that has been landscaped by the current owners to create a wonderful space consisting of a lawned area with flower borders and a gravelled seating area ideal for alfresco dining and enjoying the afternoon and evening sun. Under house storage and a path leading round to the front of the property where there is a driveway providing off road parking for 2 vehicles and an electric charging point.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

### 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>

### 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 . 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.

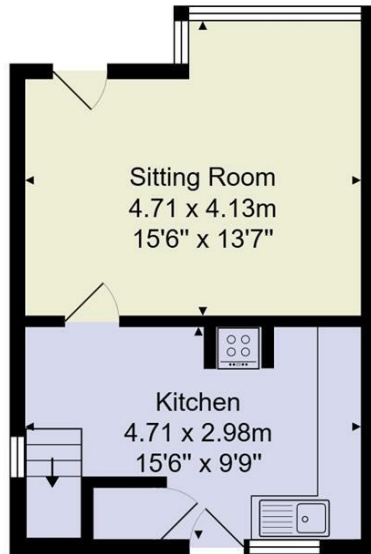
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

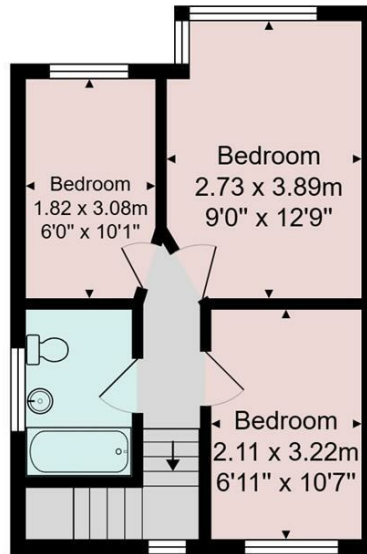
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Ground Floor



First Floor

Total Area: 64.8 m<sup>2</sup> ... 697 ft<sup>2</sup>

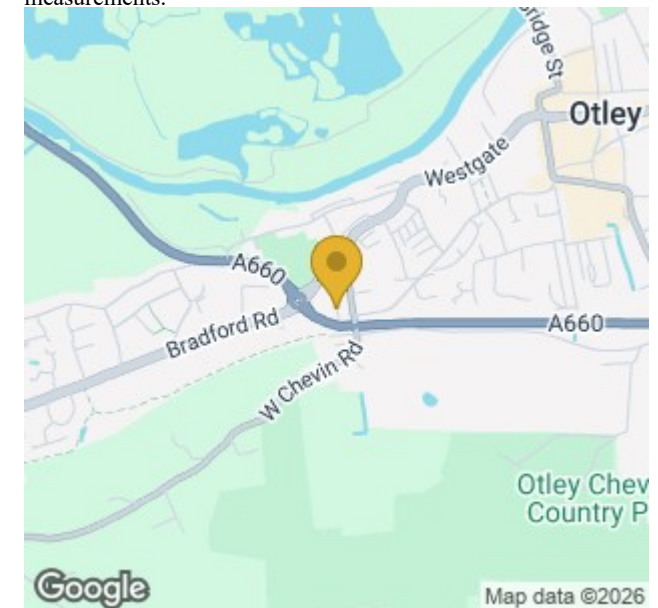
All measurements are approximate and for display purposes only.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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