



3 OATLANDS DRIVE, OTLEY LS21 2AY

Asking price **£260,000**

FEATURES

- Extended Mature Semi Detached House Within A Very Popular Area
- Two Good Sized Double Bedrooms, Both With Fitted Wardrobes
- Sitting Room With A Bay Window
- EPC Rating D/Council Tax Band B/ Tenure Freehold
- Good Sized Gardens, Private Off Road Parking And A Detached Garage
- House Bathroom With A Walk In Shower
- Extended Dining Kitchen, Utility Room & Valuable Downstairs WC
- Offered With The Advantage Of Having NO ONWARD CHAIN



SHANKLAND
SB BARRACLOUGH
ESTATE AGENTS

2 Bedroom House - Semi-Detached located in Otley

Offered with the advantage of having NO ONWARD CHAIN, this lovely mature semi detached house is located within a very popular neighbourhood and includes a good sized garden, parking and a garage. The property, which has been extended to the ground floor, commences with an entrance hall to a sitting room with a lovely bay window. A spacious dining kitchen is located to the rear and also has the benefit of having a utility room off as well as a valuable downstairs wc. To the first floor is a landing, two good sized double bedrooms, both with fitted wardrobes and the house bathroom, fitted with a walk in shower. To arrange a viewing of this property, 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 Hall

Central heating radiator, the staircase to the first floor and a uPVC door to the front elevation.

Sitting Room 14'1" x 13'7" (4.29m x 4.14m)

A lovely proportioned sitting room having moulded ceiling cornicing and picture rail detailing, a central heating radiator and a bay window to the front elevation.

Kitchen & Dining Area kitchen 16'7" x 8'8" open to a dining area 8'10" x (kitchen 5.05m x 2.64m open to a dining area 2.69m)

A great space that could easily accommodate a table and chairs together with a sofa if so desired. Fitted wall and base units with worksurfaces over and a sink unit inset. Built in electric oven and gas hob, space and plumbing for a dishwasher. Two central heating radiators, window to the side elevation together with a window and a door to the rear garden.

Utility Room

Worksurface with a sink unit inset and space for a washer.

Downstairs WC

Low level wc, a central heating radiator and a window to the rear.

First Floor Landing

Central heating radiator, window to the side elevation and the access hatch to the loft.

Bedroom 1. 16'10" max x 10'3" (5.13m max x 3.12m)

Offering built in wardrobes, two central heating radiators and two windows to the front elevation.

Bedroom 2. 10'6" x 9'9" (3.20m x 2.97m)

Fitted double wardrobe, a central heating radiator and a window to the rear elevation.

Bathroom

Fitted with a three piece suite comprising a walk in shower, wash hand basin in a vanity unit and a low level wc. Tiled splash backs, a central heating radiator, extractor and a window to the rear.

Outside

Private parking can be found to the front and past the side, which leads to a detached single garage at the rear. The rear garden is of good proportions and enclosed by fencing.



Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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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.

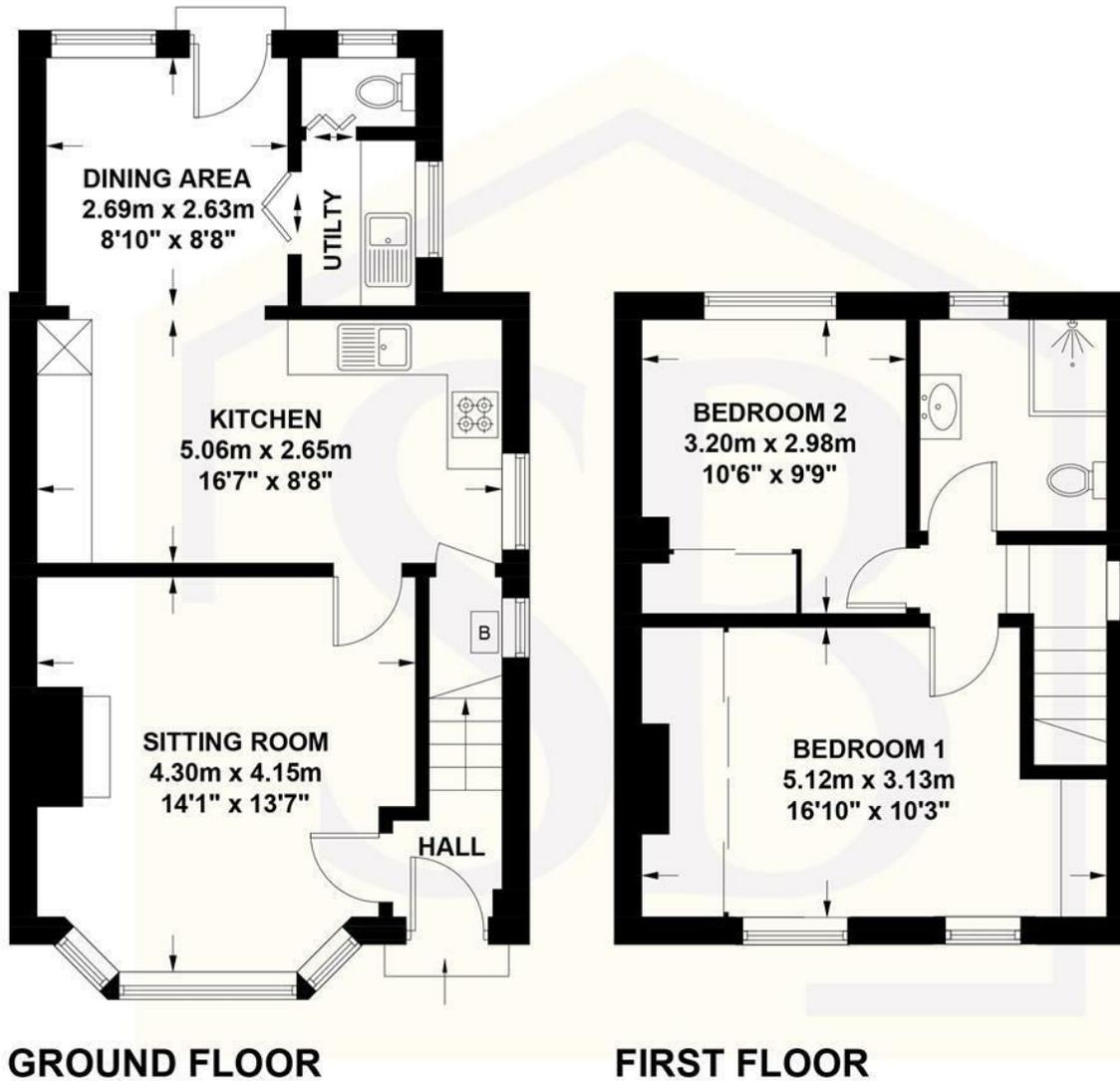
Please Note

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.



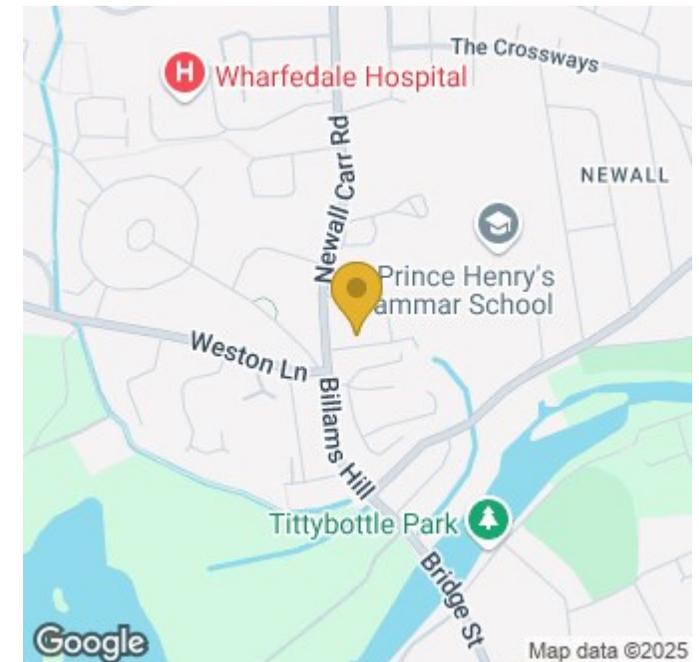
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(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
 E: info@shanklandbarracough.co.uk
 W: www.shanklandbarracough.co.uk

