17 WESTON PARK VIEW
OTLEY
LS21 2DU

Asking price £210,000

FEATURES

- Attractive Mid Terraced Property
- Delightful South Facing Rear Garden With Lawned & Patio Areas
- Three Good Sized Bedrooms With Views Of The Chevin
- Ideal Opportunity For A Variety Of Buyers
- Light & Airy Sitting Room
- Spacious Dining Kitchen With Sliding Doors To The Rear Garden
- Modern House Bathroom & Separate W.C
- Tenure Freehold / EPC Rating C / Council Tax Band B

3 1 1 C

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3 Bedrom Mid Terrace With Terrific South Facing Rear Garden

INTERNAL VIEWING ESSENTIAL. This delightful mid-terrace house with a good sized southerly facing garden presents an excellent opportunity for a variety of buyers. Built in the 1960s, the property boasts a generous living space of 829 square feet, making it a comfortable home for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a bright and airy atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the spacious dining kitchen, which features sliding doors that open directly onto the south-facing rear garden. This delightful outdoor space is ideal for enjoying sunny days, whether you wish to cultivate a garden or simply unwind in a tranquil setting.

The property comprises three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The modern house bathroom is thoughtfully designed, with a separate w.c ensuring convenience and comfort for all residents.

With its light-filled interiors and inviting garden, this home is not only practical but also offers a warm and welcoming environment. Its location in Otley, a town known for its picturesque surroundings and community spirit, further enhances its appeal.

This property is truly an ideal opportunity for first-time buyers, couples or families, looking for a delightful home in a desirable area. Do not miss the chance to view this charming home and contact Shankland Barraclough Estate Agents in Otley today.

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

Entrance Hall
A welcoming entrance hall with double glazed entrance door, wood effect flooring and stairs up to the first floor with large understairs cupboard having door to the front elevation.

Sitting Room 11'8" x 11'2" (3.56m x 3.40m)
A generous reception room with radiator, wood effect flooring and window to the rear elevation overlooking the rear garden.

Dining Kitchen 17'8" x 11'7" (5.38m x 3.53m)
With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless sink unit with mixer tap, integrated electric oven and four ring gas hob having an extractor over. Plumbing for an automatic washing machine, space for a fridge/freezer and dryer, wood effect flooring, radiator and sliding doors out to the south facing rear garden.

First Floor

Landing
With access to the part boarded roof void, linen cupboard and window to the front elevation.

Bedroom 1. 11'5" x 9'11" (3.48m x 3.02m)
A good sized double bedroom with radiator and window to the rear elevation enjoying views of Otley Chevin.

Bedroom 2. 11'5" x 6'7" (3.48m x 2.01m)
With radiator and window to the rear elevation.

Bedroom 3. 11'5" x 6'4" (3.48m x 1.93m)
Another single bedroom with radiator and window to the rear elevation with views of the Chevin.

Bathroom
A modern recently installed bathroom having a white suite comprising a panelled bath with shower attachment and wash hand basin with cupboards under. Heated towel rail, vinyl flooring, mermaid wall panels and window to the front elevation.

Separate WC
With low suite w.c and was hand basin with cupboard under. Part tiled walls, vinyl flooring and window to the front elevation.

Outside
To the rear of the property there is a good sized and enclosed south facing rear garden with access onto a footpath at the end of the garden. The garden includes a useful store 10'0" x 5'9" as well as incorporating a lawned area and flagged patio ideal for alfresco dining and enjoying the sunshine on a summers day.

Tenure, Services And Parking
Tenure: Freehold/Leasehold
All Mains Services Connected
Parking: On Street Parking
Please be aware the property is classed as Non Standard Construction: Wimpey No Fines

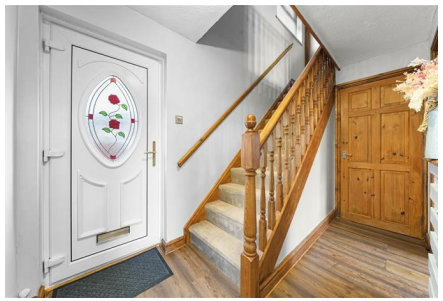
Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Very Low/Low
Rivers & Sea -Very Low

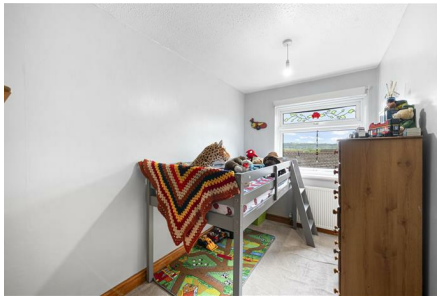
For up to date flood risk summaries on this or any property, please visit the governments website https://www.gov.uk/check-long-term-flood-risk

Council Tax Leeds
Leeds City Council Tax Band B. 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.



LAROUSSE
Nigel Slater



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

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.

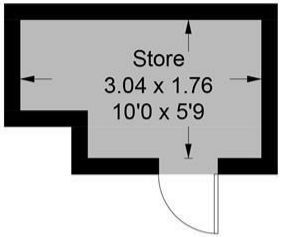
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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

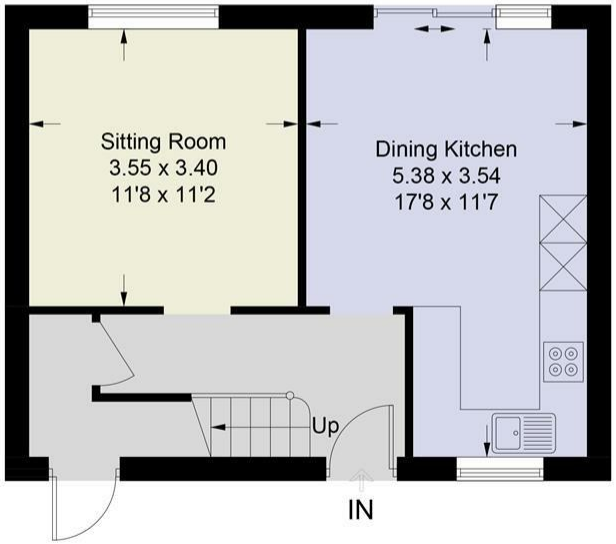
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no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

Weston Park View, Otley, LS21

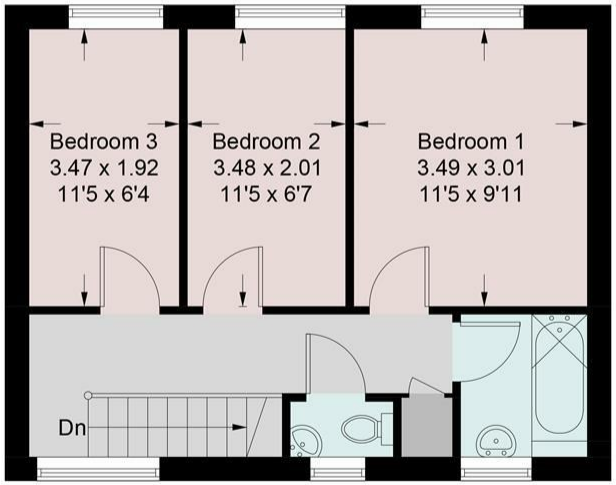
Approximate Gross Internal Area = 76.6 sq m / 824 sq ft
Store = 4.8 sq m / 52 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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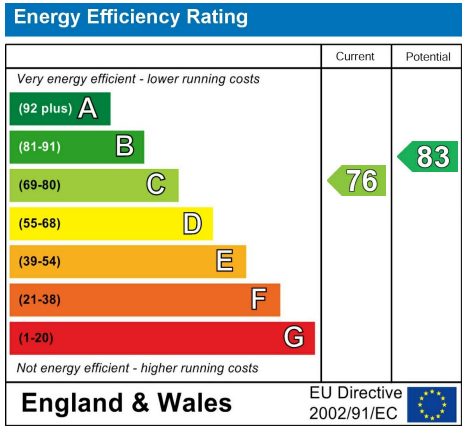
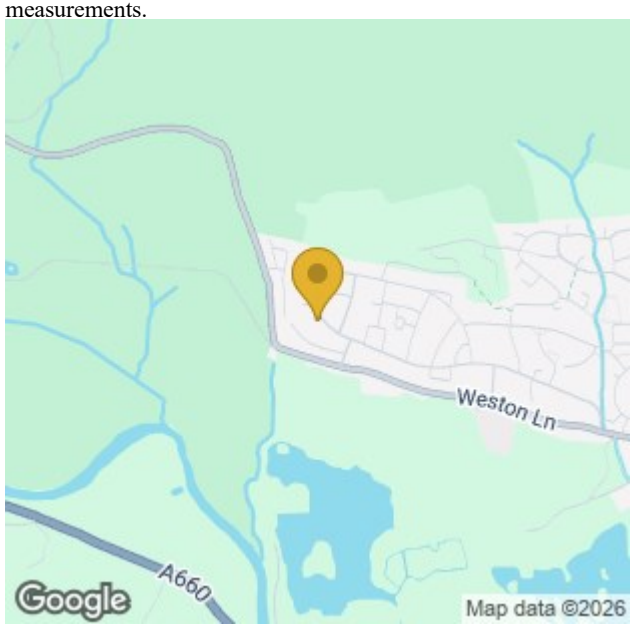


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



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