



# 77 WESTON LANE, OTLEY LS21 2DF

**Asking price £310,000**

## FEATURES

- Attractive Mature Three Bedroomed Semi Detached House
- Two Spacious Reception Rooms With A Bay Window In Both
- First Floor Bathroom Of Good Proportions
- Attractive Block Paved Driveway & A Detached Garage
- Lovely Outlook Over The Countryside To The Front
- Welcoming Entrance Hallway & Kitchen
- Neat Landscaped Gardens, Fully Enclosed To The Rear
- Offered With The Advantage Of Having NO ONWARD CHAIN



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# Well Presented Three Bedroom Semi Offered With No Onward Chain

Nestled in the very popular area of Weston Lane, Otley, this delightful mature semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 976 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The ground floor also features a kitchen, providing a functional space for culinary pursuits.

This home comprises three bedrooms, ensuring ample accommodation for families or those seeking extra space. The bathroom is thoughtfully designed and includes a shower cubicle, catering to the needs of modern living. One of the standout features of this property is the lovely views over the fields opposite, creating a serene backdrop that enhances the overall appeal.

For those with vehicles, the property offers private driveway parking, complemented by a detached single garage, providing both security and convenience. The neat landscaped gardens are fully enclosed to the rear, offering a private oasis for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Additionally, this property is offered with the advantage of having no onward chain, making it an attractive option for those looking to move swiftly. With its combination of space, location, and charming views, this semi-detached house on Weston Lane is a wonderful opportunity for anyone seeking a new home 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 and 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

Having a dual entrance with uPVC doors to both the front and side elevations. Central heating radiator, the staircase to the first floor and useful deep under stairs storage cupboard.

## Sitting Room 13'1" x 11'10" (3.99m x 3.61m)

Having a feature bay window to the front elevation, central heating radiator and picture rails to the room.

## Dining Room 15'1" x 11'5" (4.60m x 3.48m)

The larger of the two reception rooms having a beautiful curved bay window looking out over the attractive rear garden. Focal fireplace with an electric fire inset, a central heating radiator and a picture rails.

## Kitchen 9' x 7'3" (2.74m x 2.21m)

Fitted kitchen units having work surfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes an electric oven and hob with an extractor hood over, provides plumbing for a washing machine, a central heating radiator and windows to the side and rear elevations.

## First Floor Landing

Window to the side elevation.

## Bedroom 1. 13'3" x 11'9" (4.04m x 3.58m)

Offering an extensive range of fitted wardrobes and matching bedside cabinets, a central heating radiator and a bay window to the front elevation offering beautiful countryside views.

## Bedroom 2. 12'6" x 11'4" (3.81m x 3.45m)

Built in wardrobe, a central heating radiator and a window to the rear elevation.

## Bedroom 3. 6'10" x 6'9" (2.08m x 2.06m)

Window to the front elevation offering beautiful countryside views.

## Bathroom

Fitted with a three piece suite in white comprising a step in shower cubicle, a wash hand basin and a low level w.c. Complemented by tiled splash backs, an airing cupboard housing the central heating boiler, a central heating radiator and a window to the rear.

## Outside

To the front is a neat landscaped garden having a central circular block paved area with low brick walled beds offering a selecting of shrubs and plants surrounding. A neat block set driveway provides good off road parking and leads past the side and on to a detached garage. The rear garden is fully enclosed, is predominately laid to lawn with well stocked borders and a private patio area with pergola, perfect location for that summer alfresco breakfast.



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**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 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 - Low

Rivers & Sea - 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 City Council Tax Band D. 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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### 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

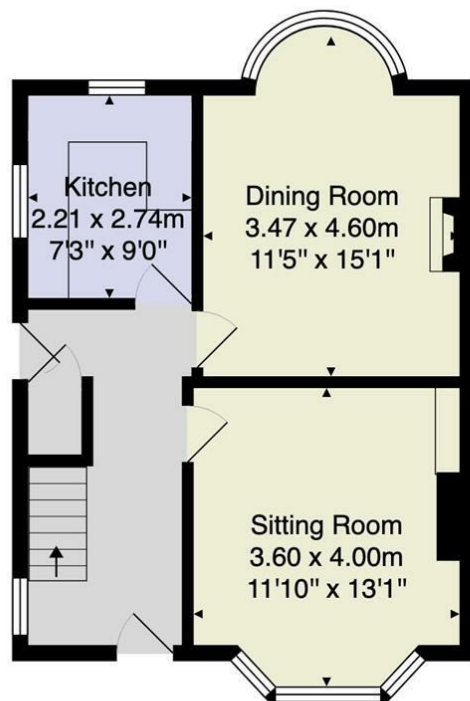
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

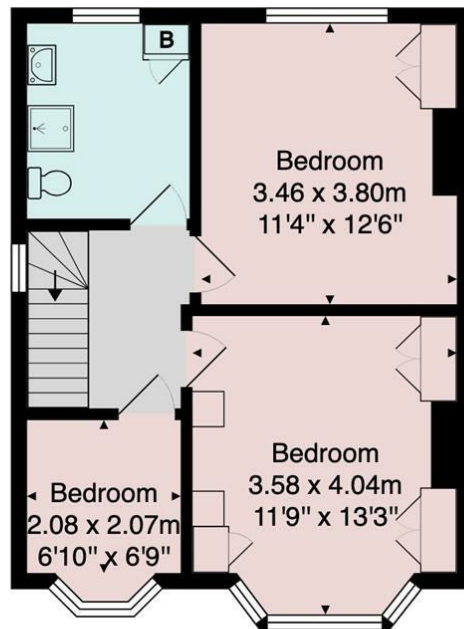
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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




First Floor

Total Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>

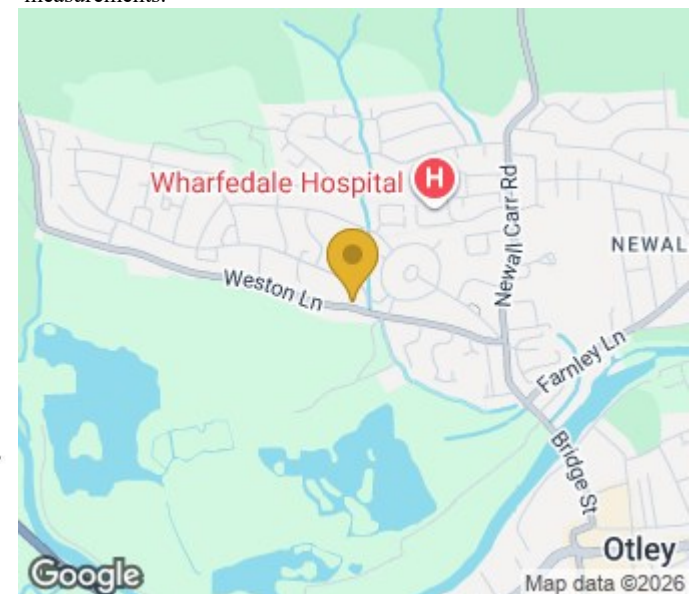
All measurements are approximate and for display purposes only.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



**T: Call us on 01943 889010**

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