



5 SHIRLEY CLOSE, OTLEY LS21 1HF

Asking price **£195,000**

FEATURES

- Modern Designed End Town House With An Enclosed Rear Garden
- Smart House Bathroom With A Shower & Screen Over The Bath
- Attractive Sitting Room With Patio Doors To The Garden
- Convenient Location Within Easy Walking Distance Of The Town Centre
- Two Bedrooms, One Double & One Single
- Fitted Kitchen With Integrated Appliances Included
- Gas Central Heating & uPVC Double Glazing
- EPC Rating D/ Council Tax Band B/ Tenure Freehold



Conveniently Located Two Bedroomed End Town House

Offered with the advantage of having NO ONWARD CHAIN, this modern designed two bedroomed end town house is very well located being just a short walk from the town centre. The property commences with an entrance porch to a dining kitchen with a good number of units and integrated appliances included. The ground floor is completed by a light and airy sitting room with French doors to the enclosed rear garden. The first floor has a landing, two bedrooms, one double and one single, together with a smart house bathroom. Complemented by gas fired central heating and sealed unit double glazing, this end town house warrants an appointment to view. To arrange your viewing 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 Porch

Window and door to the front elevation.

Dining Kitchen 10'3" x 8'10" plus staircase (3.12m x 2.69m plus staircase)

Fitted with a good number of fitted wall and base units having work surfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen also

includes a built in oven and hob with an extractor over, an integrated fridge-freezer and washing machine. The kitchen is complemented by travertine tiled flooring, a central heating radiator and a uPVC window to the front elevation.

Sitting Room 11'9" x 11'4" (3.58m x 3.45m)

A lovely reception room having uPVC French doors to the enclosed garden, useful understairs storage cupboard and a central heating radiator.

First Floor Landing

With access to the following rooms:

Bedroom 1. 11'1" x 8'6" plus wardrobe (3.38m x 2.59m plus wardrobe)

Built in wardrobes, a central heating radiator and uPVC windows to the front elevation.

Bedroom 2. 6'7" x 5'11" (2.01m x 1.80m)

Central heating radiator and a uPVC window to the rear elevation.

Bathroom 10'4" x 5'5" (3.15m x 1.65m)

Smartly presented bathroom fitted with a three piece suite in white complemented by Travertine tiled walls and flooring. The bathroom comprises a bath with a shower and screen over, a wash hand basin and a low level w.c. Airing cupboard housing the central heating boiler, a chrome central heated towel rail and a uPVC window to the rear elevation.

Outside

Fully enclosed garden with walling and fencing, together with a flagged patio for easier maintenance.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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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>

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.



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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.

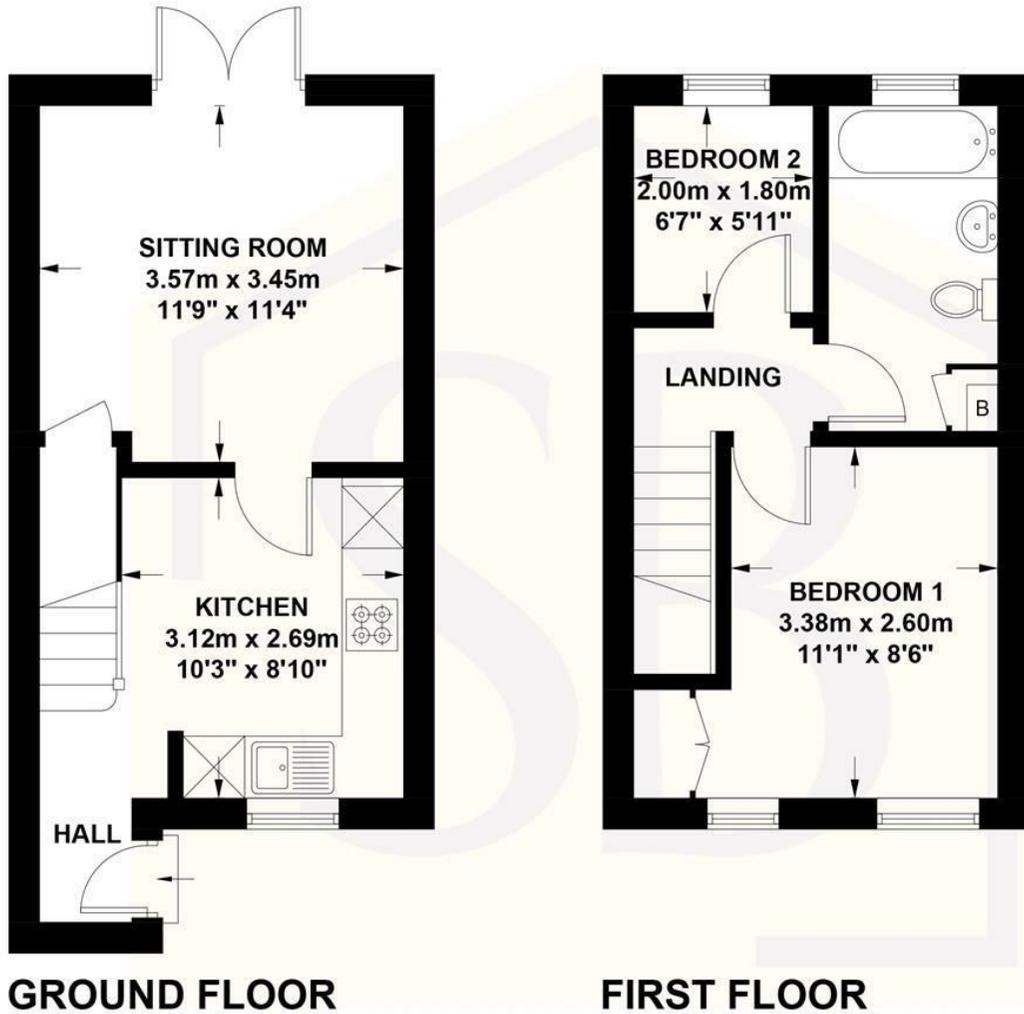
Please Note

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.



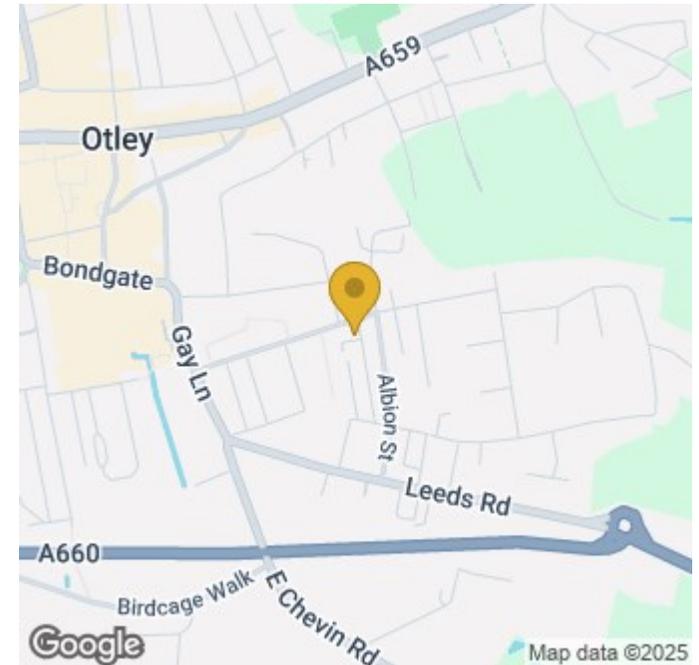
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(55-68) D			
(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@shanklandbarraclough.co.uk
 W: www.shanklandbarraclough.co.uk

