



50 WESTON PARK VIEW OTLEY LS21 2DU

Asking price £400,000

FEATURES

- Three Bedroom Detached Stone Built Bungalow
- Offered with the Advantage of No Onward Chain
- Ample Parking, Car Port and Large Garage
- Excellent Potential for Updating
- Stunning Outlook to the Rear over the Wharfe Valley
- Four Piece House Bathroom and Second Toilet Facility
- South Facing Rear Garden
- EPC Rating D / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning open views across Otley and surrounding countryside

In a charming position on the edge of Otley, this spacious bungalow with its lovely garden and breath-taking views is sure to impress. A particularly large sun room to the rear of the property showcases the excellent open south-facing aspect enjoyed from this excellent bungalow. Built in the 1970s, the property has been thoughtfully designed, and whilst requiring modernisation, boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining spanning just over 1,400sqft.

The south-facing garden is a true highlight, offering stunning open views over the picturesque Wharfe Valley, making it an ideal spot for enjoying sunny afternoons or hosting gatherings with family and friends.

The property is further enhanced by the convenience of ample parking, accommodating up to five vehicles, along with a large garage for additional storage or hobbies. With no onward chain, this home presents a seamless opportunity for prospective buyers to move in without delay. To arrange your viewing, 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 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 Porch

A good-sized entrance to the property, with store cupboard and access to the cloakroom, and glazed door to the dining kitchen.

Cloaks WC

Fitted with a low suite wc and basin, cupboard, and window to the side.

Dining Kitchen 18'2" x 13'10" (5.54m x 4.22m)

An wonderfully spacious dining kitchen, with ample base and wall units incorporating an integrated dishwasher, eye level double oven, gas hob, and space for an undercounter fridge/freezer. Excellent dining space and open to the sitting room.

Sitting Room 15'9" x 14'4" (4.80m x 4.37m)

A delightful sitting room with a gas fire with tiled surround and hearth creating one focal point, and sliding glazed doors taking in the far reaching southerly views across the valley providing another. French doors to the sun room.

Sun Room 25'3" x 15'11" (7.70m x 4.85m)

A particularly large conservatory sun room, again taking in the stunning outlook from the property - with Otley Chevin, Rombalds Moor, and the Wharfe Valley providing a beautiful backdrop to the rear garden.

Inner Hall

Leading from the dining kitchen to the bedrooms and bathroom, with access to the loft space.

Bedroom 13'11" x 8'4" (4.24m x 2.54m)

A double bedroom with excellent fitted storage including wardrobes, drawers, and dressing table. Window to the front.

Bedroom 10'8" x 9'4" (3.25m x 2.84m)

A further double bedroom with fitted wardrobes and window to the sun room.

Bedroom 11' x 6'2" (3.35m x 1.88m)

A single bedroom with window to the sun room.

Bathroom

A good-sized house bathroom fitted with a white suite comprising a panelled bath, separate shower, low suite wc and pedestal wash basin. Tall heated towel rail, and fully tiled walls. Twin windows to the front.

Outside

The south facing rear garden is the true gem in the crown of this property - having an open sunny aspect and spectacular views of the Wharfe Valley, taking in green fields, Otley Chevin, and Rombalds Moor beyond. The garden itself is predominantly hard landscaped, with mature planting.

To the front of the property is an ample block-paved driveway and covered carport providing parking for up to five cars, and a gravelled garden area with shrub borders. A stone built store room along the side of the bungalow connects the front and rear gardens, as does the large garage (20'8" x 16'2").

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected
Parking: Off-street and 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.gov.uk>

Council Tax Leeds

Leeds City Council Tax Band E. 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.

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

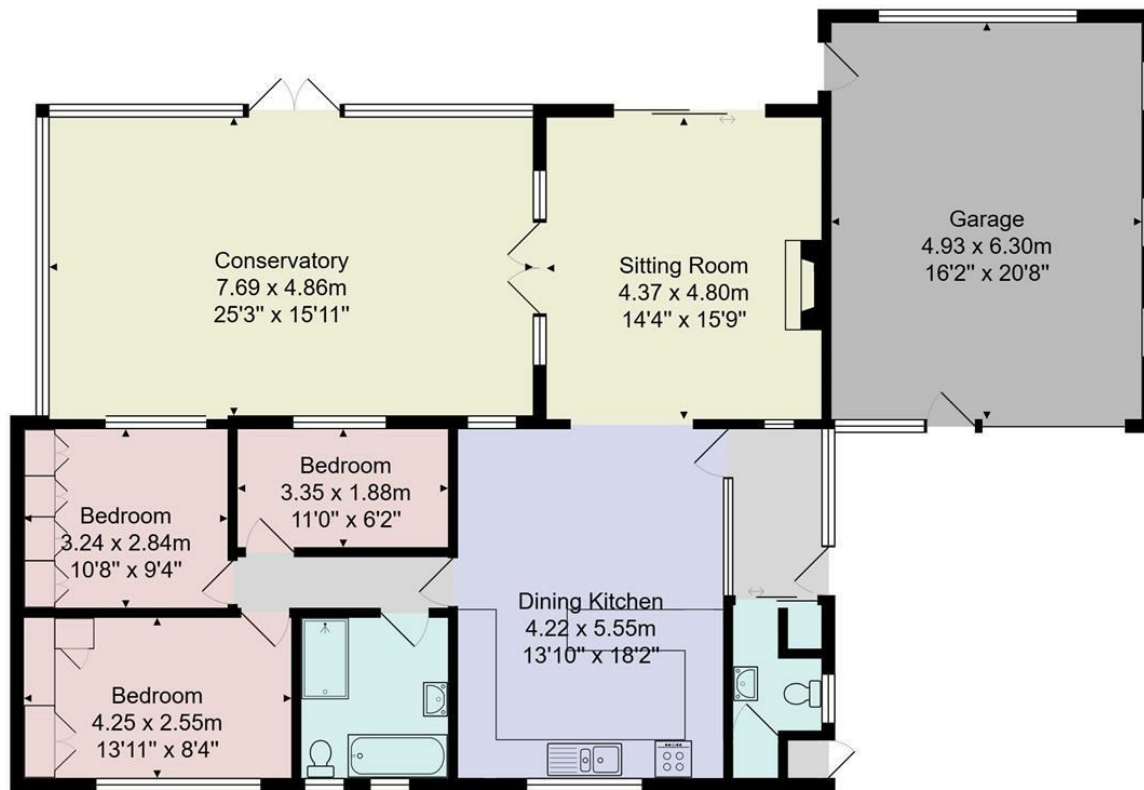
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 131.2 m² ... 1412 ft² (excluding garage)

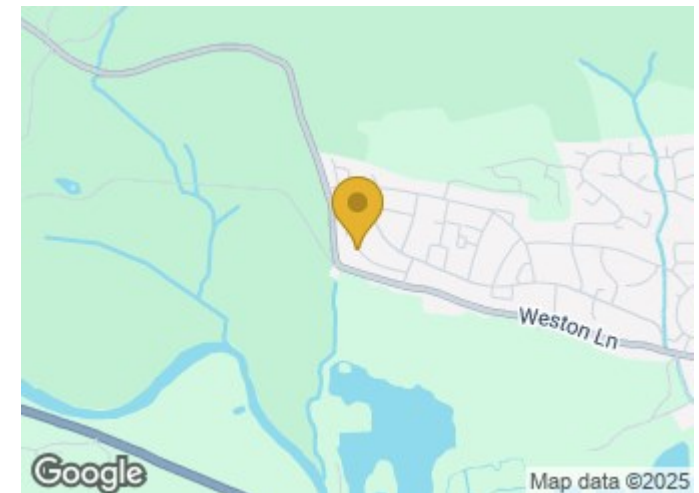
All measurements are approximate and for display purposes only.

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) A		84
(81-91) B		
(69-80) C		63
(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.



Call us on 01943 889010
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