



# 19 KINGS CLOSE, OTLEY LS21 1RQ

Asking price £345,000

## FEATURES

- Extended Three Bedroomed Semi Detached House
- Valuable Utility Area And A Modern Downstairs Shower Room WC
- Modern Oak Internal Doors
- Located At The Head Of A Very Popular Cul-De-Sac
- Two Reception Rooms, Together With A Kitchen Diner
- Three Bedrooms, Two Doubles & One Single, Plus House Bathroom To The First Floor
- Driveway Parking, Enclosed Westerly Facing Rear Garden With Outhouse Storage
- EPC Rating C / Tenure Freehold / Council Tax Band C



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# 3 Bedroom House - Semi-Detached located in Otley

Conveniently set at the head of a tranquil cul-de-sac on Kings Close in Otley, this extended three-bedroom semi-detached house presents an ideal family home. Built in 1976, the property boasts a generous 1,105 square feet of living space, providing ample room for comfortable family living.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The well-appointed kitchen diner is perfect for family meals and gatherings, ensuring that the heart of the home is both functional and welcoming. The modern downstairs shower room and WC add convenience, while the house bathroom upstairs caters to the needs of the family.

The property features three bedrooms, making it suitable for families or couples alike. Outside, you will appreciate the parking space for two vehicles at the front, a valuable asset in this desirable area. The westerly facing enclosed garden at the rear is a delightful retreat, ideal for enjoying sunny afternoons, and includes outhouse storage for added practicality.

Location is key, and this home is just a stone's throw away from the highly regarded All Saints Primary School, making it an excellent choice for families with young children. With its blend of modern amenities and a family-friendly environment, this property is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Otley.

To arrange your viewing of this lovely home, 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 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 Hall

Via an outer door, the hall has a central heating radiator, the staircase to the first floor and glazed double doors to the sitting room.

## Sitting Room 24'11" x 12'1" max 8' min (7.59m x 3.68m max 2.44m min)

A spacious sitting room having a bow window to the front elevation, focal fireplace with an electric fire inset. Two central heating radiators, a useful understairs storage cupboard, glazed double doors to the dining room and a door to the kitchen diner.

## Dining Room 9' x 8'6" (2.74m x 2.59m)

Central heating radiator and a window looking over the garden.

## Kitchen Diner 12'4" x 6'9" plus 10'7" x 5'9" (3.76m x 2.06m plus 3.23m x 1.75m)

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Plumbing for a dishwasher, provision for a gas cooker, a central heating radiator and Bi-Folding doors to the rear garden.

## Utility 7' x 3'11" (2.13m x 1.19m)

Plumbing for a washer, window and door to the side elevation.

## Downstairs Shower Room & WC

Fitted with a smart modern three piece suite that includes a large walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by fully tiled walls, a central heating radiator, extractor and a window to the side elevation.

## First Floor Landing

Window to the side elevation, an access hatch to the loft and a useful linen storage cupboard.

## Bedroom 1. 12'11" x 8'8" (3.94m x 2.64m)

Central heating radiator and a window to the front elevation.

## Bedroom 2. 11'6" x 9'1" (3.51m x 2.77m)

Window to the rear elevation and a central heating radiator.

## Bedroom 3. 10' x 6' (3.05m x 1.83m )

Built in cupboards, a central heating radiator and a window to the front elevation.

## Outside

To the front is a double width driveway providing private off road parking to the house. Moving around to the rear there is an enclosed garden that enjoys a westerly aspect, ideal for the afternoon and early evening summer sunshine. The garden includes a neat lawned garden



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

with stocked borders, an Indian stone paved patio, raised ornamental pond with sleeper casing and a valuable outhouse store.

### Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Private Driveway

### Council Tax

Leeds City Council Tax Band C. 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.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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  
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>

### 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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Total Area: 102.6 m<sup>2</sup> ... 1105 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>			
(69-80) <b>C</b>			
(55-68) <b>D</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	
		69	81

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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