



19 NEVILLE ROAD, OTLEY LS21 1DJ

Asking price £285,000

FEATURES

- 3 Double Bedroomed End Town House Offering Perfect Family Accommodation
- Light And Airy Sitting Room Located To The First Floor
- Private Fully Enclosed Garden To The Side And Rear Elevations
- Easy Walking Distance Of The Town Centre & AStones Through From All Saints Primary School
- Superb Open Plan Living And Dining Kitchen To The Ground Floor
- Valuable WC To The Ground Floor And The House Bathroom To The Second Floor
- Private Driveway Parking
- Leeds City Council Tax Band C / Tenure Freehold / EPC Rating C




**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Deceptively spacious 3 double bedroomed end town house

Located on Neville Road in the charming town of Otley, this delightful end town house, built in the 1960's offers a perfect blend of space and comfort. Spanning an impressive 1,058 square feet, this deceptively spacious home features three generously sized double bedrooms, making it an ideal choice for families or those seeking extra room.

Upon entering, you are welcomed by a good-sized open plan living and dining kitchen on the ground floor, perfect for entertaining or enjoying family meals. The light and airy sitting room on the first floor provides a tranquil space to relax and unwind, bathed in natural light.

The property boasts a private driveway, allowing off-road parking for two vehicles, a valuable feature in this sought-after area. Additionally, the fully enclosed garden to the side and rear elevations offers a safe and serene outdoor space for children to play or for hosting summer gatherings.

Location is key, and this home is ideally situated just a stone's throw from the highly regarded All Saints Primary School, making the morning school run a breeze. Furthermore, the town centre is within easy walking distance, providing access to a variety of shops, cafes, and local amenities.

This end terrace house on Neville Road presents a wonderful opportunity for those looking to settle in a friendly community with excellent local facilities. Don't miss your chance to make this charming property your new home. 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 and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

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Entrance Porch

Windows and door to the front elevation.

Hallway

A good sized hallway having a useful understairs storage cupboard and a central heating radiator.

Downstairs WC

Fitted with a low level wc, a wash hand basin and a window.

Living And Dining Kitchen 14'11" x 7'10" plus 14'9" x 8' (4.55m x 2.39m plus 4.50m x 2.44m)

This really is the perfect area for general day to day living and for entertaining family and friends. The kitchen area includes a good number of fitted kitchen units having worksurfaces over together with a built in electric oven and hob with an extractor hood over. In addition there is great storage to the spacious pantry. Two central heating radiators, a window to the front elevation together with a further window and French doors to the enclosed rear garden.

First Floor Landing

Window to the front elevation, a central heating radiator and access to the following rooms:

Sitting Room 14'11" x 11'2" (4.55m x 3.40m)

Light and airy having windows to the side and rear elevations where you can see the Chevin and the moors in the backdrop, a focal fireplace with an electric stove inset and a central heating radiator.

Bedroom 11'6" x 7'11" (3.51m x 2.41m)

Window to the front elevation and a central heating radiator.

Second Floor Landing

Window to the front elevation and a central heating radiator. Recessed laundry area with space and plumbing for a washer and space for a condensing tumble dryer.



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Bedroom 12'7" x 9'5" (3.84m x 2.87m)

Central heating radiator and a window to the rear.

Bedroom 10'1" x 8'7" (3.07m x 2.62m)

Central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over. Wash hand basin and a low level wc. Central heated towel rail and a window to the rear elevation.

Outside

To the front the property enjoys private off road parking. The gardens to the side and to the rear are fully enclosed and incorporate paved patio areas, artificial lawns for easier maintenance, an outside tap and covered areas allowing garden use whatever the weather.

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

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>



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Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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

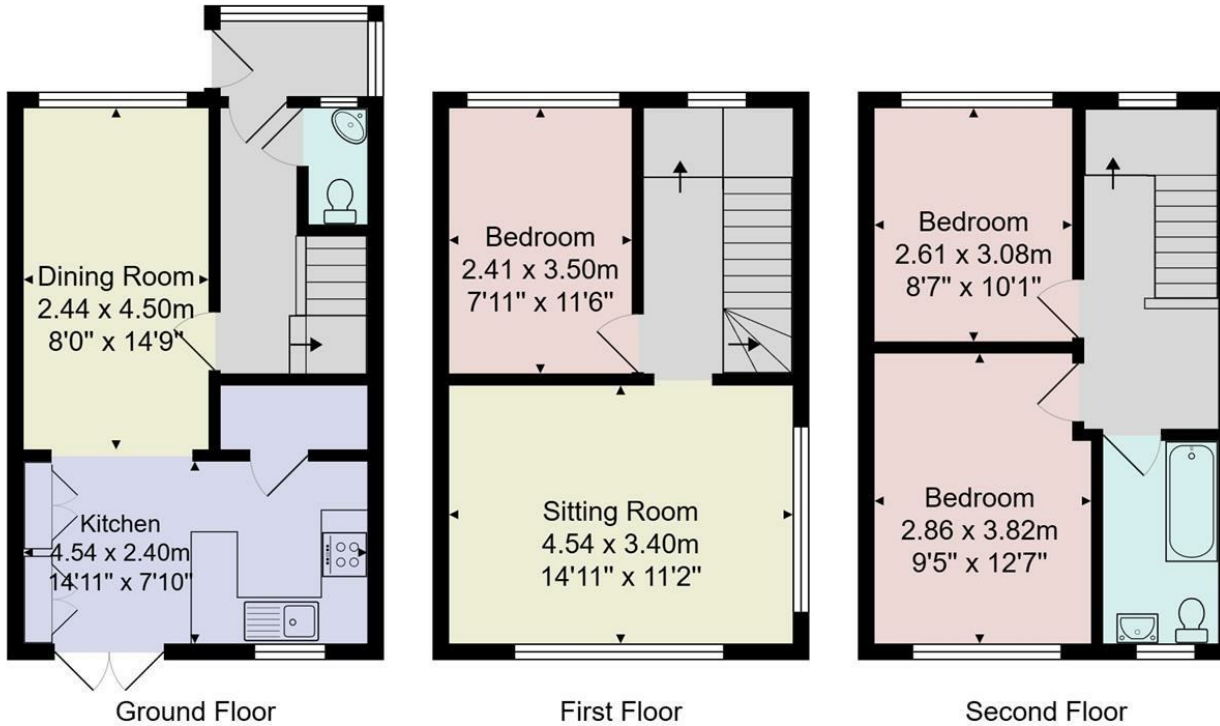
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 98.3 m² ... 1058 ft²

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 | | 74 | |
| (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

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W: www.shanklandbarracough.co.uk

