



5 NORTHWELL GATE, OTLEY LS21 2DL

Asking price £210,000

FEATURES

- 3 Bedroomed Inner Town House Within A Popular Neighbourhood
- Long Lawned Garden To The Rear, Fully Enclosed By Fencing
- New Windows And Doors In 2023
- Private Driveway Parking And A Garden To The Front
- Offers Great Scope To Put Your Own Mark On This Home
- Potential To Extended To Add Additional Bedrooms And Increased Living Space (subject to gaining the required approvals)
- Offered With The Advantage Of Having No Onward Chain
- EPC Rating C / Tenure Freehold / Council Tax Band B



**SHANKLAND
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ESTATE AGENTS

3 Bedroom town house with a long rear garden and driveway parking

A perfect home for first time buyers or a young growing family looking for space inside and out on a house where you can put your own stamp, this delightful mid town house offers a perfect blend of comfort and convenience. Spanning an impressive 852 square feet, the property features three well-proportioned bedrooms serviced by a first floor bathroom, making it an ideal home for families or those seeking extra space. The through reception room is inviting and provides a warm atmosphere for relaxation or entertaining guests and also has a good sized dining kitchen off.

The house, built in the 1950's, has been updated with new windows and doors in 2023, ensuring a modern touch while retaining its classic character.

One of the standout features of this home is the long, fully enclosed garden at the rear, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, there is a further garden area and private driveway parking to the front, providing convenience for residents and visitors alike.

Offered with the advantage of having no onward chain, this property presents a fantastic opportunity for prospective buyers looking to move in without delay. Whether you are a first-time buyer or seeking a new family home, this terraced house in Northwell Gate offers great potential and with its blend of space and outdoor charm. Don't miss the chance to make this lovely property your own.

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.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Large Entrance Hall

With potential to open out and joining the kitchen to make a bigger dining kitchen area, subject to gaining the required approvals. Via an outer door to the front elevation, window, a central heating radiator and the staircase to the first floor.

Kitchen 11' x 9'8" (3.35m x 2.95m)

Fitted with a range of wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Space and provision for a gas cooker, plumbing for a washer, a central heating radiator, window and a glazed door to the rear garden.

Living Room 19'9" x 9'11" (6.02m x 3.02m)

A light and airy through reception room having windows to the front and to the rear. Gas fire and two central heating radiators.

First Floor Landing

Having a cupboard that houses the Glow-worm boiler, and the access hatch to the loft.

Bedroom 1. 11'6" x 10'4" (3.51m x 3.15m)

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

Bedroom 2. 13'8" max x 8'11" (4.17m max x 2.72m)

Central heating radiator and a window to the rear looking over the garden.

Bedroom 3. 10'8" x 6'5" (3.25m x 1.96m)

Central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Central heating radiator and a window to the rear.

Outside

To the front is a neat lawned garden with borders and a gated driveway providing private off street parking. Moving around to the rear is a lovely long garden, predominately laid to lawn with a selection of bushes and shrubs, all fully enclosed by fencing.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit 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 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

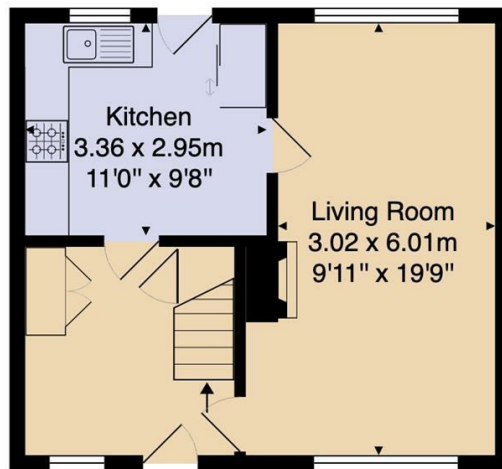
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

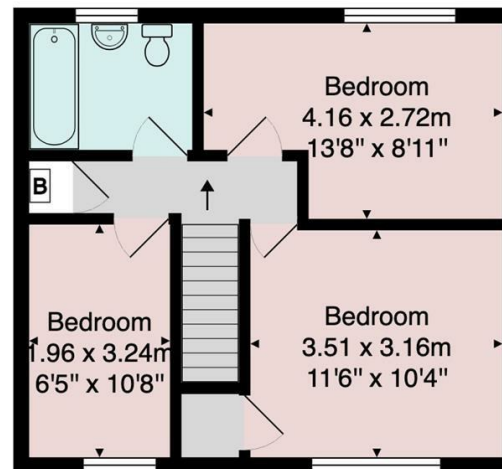
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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. This property is a Wimpey No Finds concrete construction.



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Ground Floor



First Floor

Total Area: 79.1 m² ... 852 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		
(81-91) B		84
(69-80) C	70	
(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@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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