



14 ATHELSTAN LANE OTLEY LS21 2BN

Asking price £225,000

FEATURES

- 2 Bedroomed Brick Built Mid Terraced House
- Private Driveway Parking & Enclosed Westerly Facing Garden
- Sitting Room With Focal Fireplace
- Dining Kitchen With French Doors To The Rear Garden
- Smart Modern 3 Piece House Bathroom
- Popular Area Close To Wharfemeadows Park
- Gas Central Heated & uPVC Double Glazed
- Tenure: Freehold
- EPC Rating D
- Internal Viewing Recommended



SHANKLAND
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ESTATE AGENTS

2 Bedroomed Mid Terraced House With Parking & Garden

With private off road parking and an attractive westerly facing fully enclosed rear garden, this smartly presented two bedroomed town house is truly worthy of an appointment to view. The accommodation includes a smart dining kitchen with French Doors to the enclosed rear garden, a good sized sitting room with a modern focal fireplace to the chimney breast, two bedrooms, both doubles and a smart modern house bathroom. Well placed in Otley close to lovely country walks, Wharfemeadows Park and approximately a ten to fifteen minute walk from the town centre. Call Shankland Barraclough Estate Agents in Otley to arrange your viewing of this smart home.

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

Entrance

Via a uPVC outer door to the front elevation, a central heating radiator and the staircase to the first floor.

Sitting Room 13'11" x 11'10" (4.24m x 3.61m)

Focal fireplace with a gas fire inset (currently capped off) to the chimney breast, a window to the front elevation and a tall central heating radiator.

Dining Kitchen 17'1 x 10' max (5.21m x 3.05m max)

Offering a comprehensive range of fitted wall and base units in a white high gloss with contrasting worksurfaces over and a sink unit inset. Built in electric oven and hob, space and plumbing for a washing machine. Tiled flooring, a central heating radiator, useful understairs storage cupboard (ideal for the vac, ironing board etc), window and French doors to the enclosed rear garden.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'11" x 11'1" (4.24m x 3.38m)

Walk in wardrobe, a central heating radiator and a window to the front elevation.

Bedroom 2. 10' x 7'10" (3.05m x 2.39m)

Central heating radiator and a window to the rear elevation.

Bathroom

Fitted with a smart three piece suite comprising a panelled bath with a shower and a screen over, a corner wash hand basin and a low level wc. Complemented by tiled walls, a modern central heated radiator and a window to the rear elevation.

Parking & Garden

To the front is a neat brick paved driveway providing private off street parking to the house. Moving around to the rear is an enclosed westerly facing garden, predominately laid to lawn with a further patio area, stocked borders and a wooden garden shed.

Tenure and Services

Tenure: Freehold
All Mains Services Connected

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Council Tax Leeds

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

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,



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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.

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

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 identification from all prospective buyers once a price and terms have been agreed on a purchase. 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 for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being 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.

Mortgage Advice



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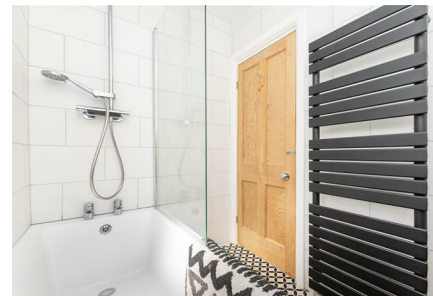


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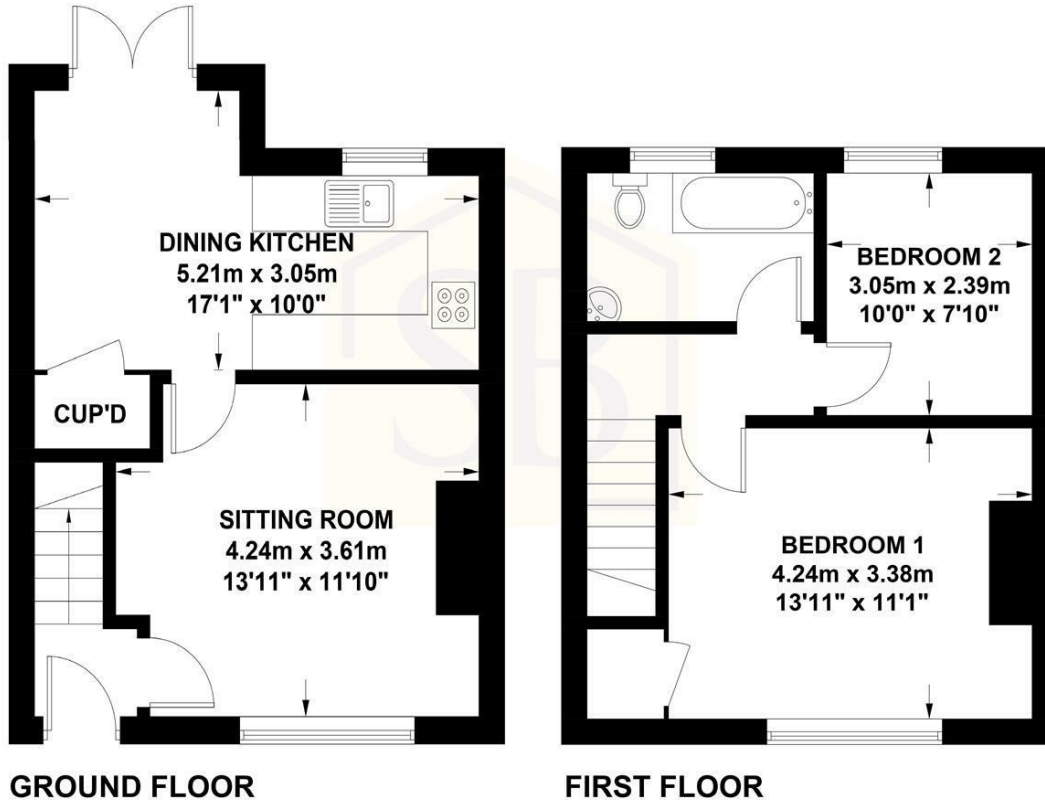
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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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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 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(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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