



22 Wrenbeck Drive, Otley LS21 2BR
Asking Price Of £299,950



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Otley

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STANDING IN A CORNER PLOT THIS EXTENDED 4 BEDROOMED SEMI DETACHED HOUSE IS THE PERFECT HOME FOR A YOUNG GROWING FAMILY, IDEALLY LOCATED FOR THE HIGHLY REGARDED LOCAL SCHOOLS INCLUDING PRINCE HENRY'S GRAMMAR SCHOOL.

Offered with the advantage of having NO ONWARD CHAIN, this 4 bedroom semi detached house is truly worthy of an early appointment to view. Complemented by gas central heating and sealed unit double glazing the property commences with an entrance porch to a hallway. The sitting room is open through to a dining room and adjoins the kitchen. The kitchen itself benefits from having a modern range of units and integrated appliances. To the first floor we have 4 bedrooms, a bathroom and a separate w.c. Externally there is a nice angled garden to the front with driveway parking for several cars, a car port and single garage. Attached to the rear of the garage is a utility room and garden w.c. Finally to the rear is a triangular enclosed garden.



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

ENTRANCE PORCH Door to the front elevation with a further internal door leading in to the hallway.

HALLWAY Built in cloaks cupboard, a central heating radiator and the staircase to the first floor.

SITTING ROOM 15' 1" x 11' 10" (4.6m x 3.61m) Gas fire to a stone surround, a central heating radiator and a uPVC bay window to the front elevation.

DINING ROOM 12' 4" x 11' 10" (3.76m x 3.61m) uPVC bay window to the rear elevation and a central heating radiator.

KITCHEN 11' 1" x 8' 4" (3.38m x 2.54m) Smart modern appointed kitchen offering a good number of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher, an electric double oven and hob. uPVC stable door to the covered side carport and a uPVC window to the rear.

UTILITY ROOM & GARDEN W.C 7' 10" x 6' 2" (2.39m x 1.88m) Set across from the side external kitchen door, providing plumbing for a washing machine and a garden toilet having a low level w.c and a wash hand basin.

FIRST FLOOR LANDING Window to the side elevation and the access hatch to the loft which has a ladder and is part boarded for storage.

BEDROOM 1. 12' 7" x 11' 1" (3.84m x 3.38m) Extensive fitted wardrobes providing excellent hanging and storage space, a central heating radiator and a uPVC bay window to the front elevation.

BEDROOM 2. 11' 4" x 10' 8" (3.45m x 3.25m) Built in wardrobes and cupboards, a central heating radiator and a uPVC window to the rear.

BEDROOM 3. 11' 10" x 11' 1" maximum (3.61m x 3.38m) Fitted wardrobes, uPVC windows to the front and rear together with a central heating radiator.

BEDROOM 4. 9' 3" x 7' 8" (2.82m x 2.34m) Built in wardrobe, central heating radiator and a uPVC window to the front elevation.

SHOWER ROOM Modern suite including a corner shower cubicle with glazed doors and a wash hand basin to a vanity unit. Chrome central heated towel rail and a uPVC window to the rear.

SEPARATE W.C Low level w.c and a uPVC window to the rear.

GARDENS, CARPORT AND GARAGE To the front is a generous lawned garden with a neat double width block paved driveway to the side providing excellent off road parking and leading to a gated car port and the garage (17'9 x 8'2). Attached to the rear of the garage is the utility room and garden w.c. To the rear is a smaller triangular garden with patio areas and terraced beds enjoying a south westerly aspect.

TENURE We are advised that the property is Freehold.

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

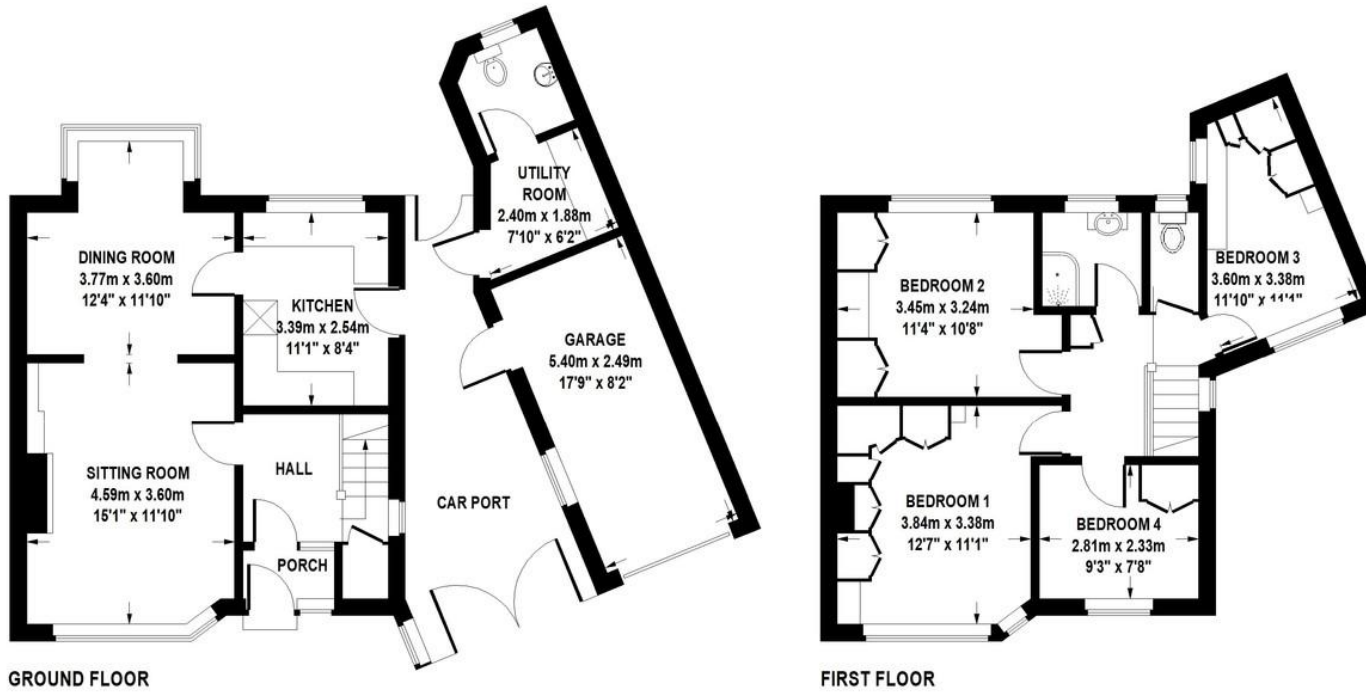
VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ,

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

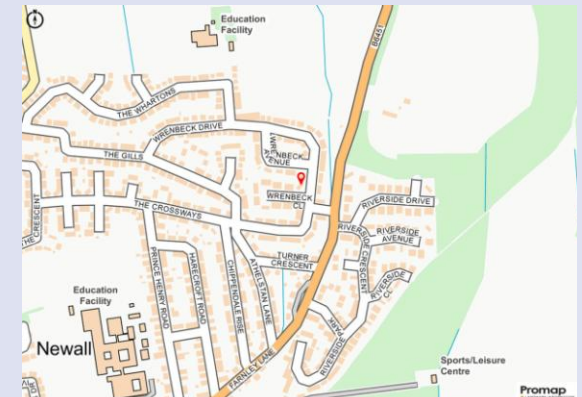




22 WRENBECK DRIVE

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 731288)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.