



9 The Gills, Otley LS21 2AQ
Asking Price Of £245,000





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SMARTLY PRESENTED EXTENDED TWO BEDROOMED SEMI DETACHED BUNGALOW WITH AN ATTRACTIVE OUTLOOK TO THE FRONT ENJOYING VIEWS OF OTLEY CHEVIN IN THE BACKDROP

With great views, good parking, a single garage and neat gardens, this two bedroom semi detached bungalow fully warrants an appointment to view. Well placed in the popular Gills neighbourhood, within walking distance of the local shops, Wharfedale General Hospital and a bus route at the end of the street taking you to and from the town centre. The bungalow itself is complemented by gas fired central heating and uPVC double glazing, cavity wall and loft insulation. Briefly comprises an entrance hall, a lovely sitting room which enjoys those great views, a smartly appointed extended dining kitchen, two bedrooms and a smart bathroom which has a modern wet room feel having a shower, w.c and wash hand basin, all complemented by fully tiled walls.



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 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 with glazed insets and a window to the front elevation. Central heating radiator and a cloaks cupboard.

SITTING ROOM 18' 3" x 10' 11" (5.56m x 3.33m) Gas living flame fire to a modern surround on the chimney breast, a central heating radiator and a large uPVC window offering views of Otley Chevin to the backdrop.

DINING KITCHEN 14' 4" x 9' 3" (4.37m x 2.82m) Offering an extensive range of fitted kitchen units having work surfaces over and a sink unit inset. The kitchen includes a built in oven, gas hob with an extractor hood over and plumbing for a washing machine. Central heating radiator, uPVC windows front and rear and a uPVC door to the side elevation.

INNER HALL With access to the following rooms:

BEDROOM 1. 11' 3" x 11' 1" (3.43m x 3.38m) Having built in wardrobes, a central heating radiator and a uPVC window to the rear.

BEDROOM 2. 8' 11" x 8' (2.72m x 2.44m) Central heating radiator and a uPVC window to the rear elevation.

BATHROOM Fitted with a three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin and a low level w.c to a modern vanity. Complemented by tiled walls, a heated towel rail and a uPVC window to the side elevation.

GARDENS, DRIVEWAY & GARAGE To the front is a neat garden, well stocked with a large selection of shrubs and bushes allowing for easier maintenance. A long driveway leads past the side and on to a detached single garage. Moving around to the rear the garden has been terraced and designed with lower maintenance in mind, offering lovely elevated views back over the valley below.

TENURE WE are advised that the property is Freehold.

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.

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,

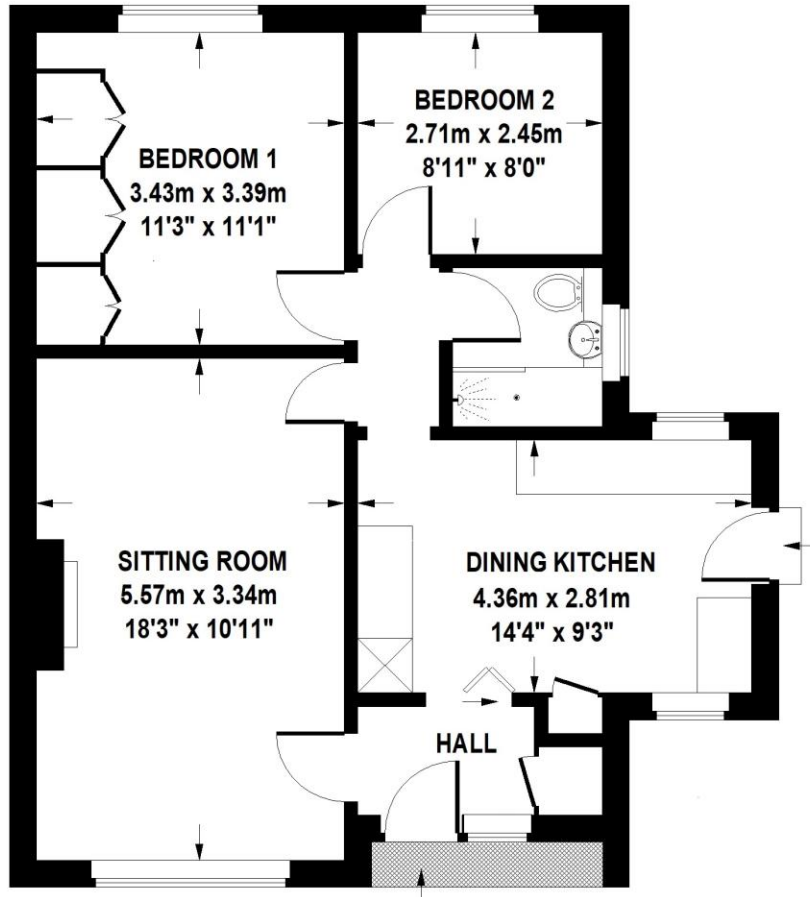
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

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.

GENERAL 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.






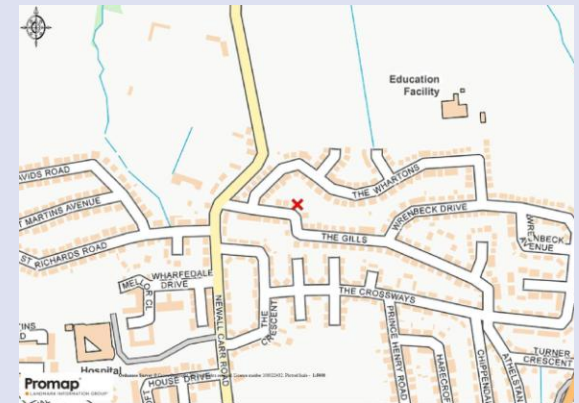
9 THE GILLS

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 734141)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



**Dale
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