



2 Wharfedale Mews, Otley LS21 1SS
Asking Price Of £195,000



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TWO BEDROOMED INNER TOWN HOUSE WITH GOOD PARKING TO THE FRONT AND AN ENCLOSED GARDEN TO THE REAR, SITUATED WITHIN THIS HIGHLY REGARDED AND CONVENIENTLY LOCATED NEIGHBOURHOOD JUST A SHORT WALK FROM THE TOWN CENTRE.

The property with gas central heating commences with an entrance porch to the front elevation. This leads to a sitting room, with an open plan access to the dining area and the kitchen. A good sized uPVC conservatory has been added to the rear elevation. Moving up to the first floor is a landing, two double bedrooms and the house bathroom. Externally there is a neat block paved driveway to the front providing private off road parking. Moving around to the rear is an enclosed garden, currently decked for easier maintenance.



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 PORCH Via an outer door to the front elevation, this is an ideal area for coats and shoes.

SITTING ROOM 14' 3" x 11' 11" (4.34m x 3.63m) Gas fire in a surround, central heating radiator and a window to the front elevation. Staircase to the first floor and a useful under stairs storage cupboard.

DINING AREA 9' 5" x 6' 3" (2.87m x 1.91m) Central heating radiator, patio doors to the conservatory and an open plan arch to the kitchen.

KITCHEN 9' 5" x 5' 3" (2.87m x 1.6m) Fitted wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and a four ring gas hob, plumbing for a washing machine and the central heating boiler. Window looking in to the conservatory.

CONSERVATORY 10' 11" x 9' 1" (3.33m x 2.77m) Central heating radiator, uPVC windows and French doors to the garden.

FIRST FLOOR LANDING With access to the following rooms:

BEDROOM 1. 11' 9" x 9' 8" (3.58m x 2.95m) Built in wardrobe, central heating radiator and a window to the front elevation.

BEDROOM 2. 11' 9" x 6' 7" (3.58m x 2.01m) Central heating radiator and a window to the rear elevation.

BATHROOM W.C Three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level w.c. Tiled splash backs and a central heating radiator.

PARKING AND GARDEN Neat block paved driveway provides private off road parking to the front elevation. The garden to the rear is decked for easier maintenance and enclosed by fencing.

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,

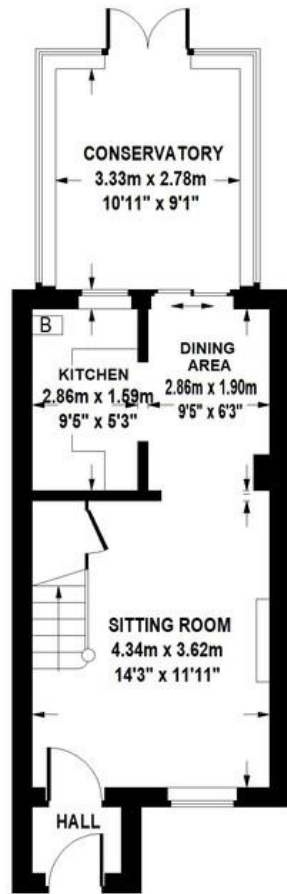
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

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.

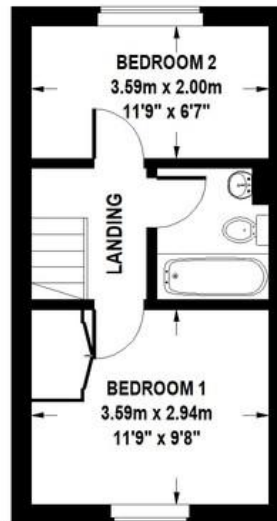
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GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.





GROUND FLOOR




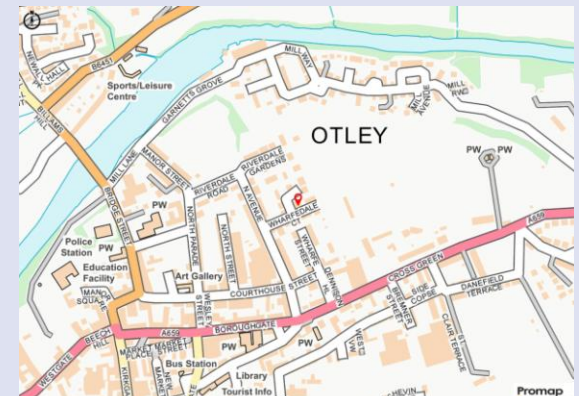
FIRST FLOOR

2 WHARFEDALE MEWS

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 728178)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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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