



5 Rombalds View, Otley LS21 2DR

Asking Price Of £200,000





5 Rombalds View

Otley

LS21 2DR

OFFERED WITH NO ONWARD CHAIN, THIS 2 BEDROOM SEMI DETACHED HOUSE STANDS WITHIN A VERY PLEASANT GARDEN OF GOOD PROPORTIONS AND WOULD MAKE FOR AN IDEAL HOME FOR A COUPLE OR A YOUNG FAMILY ALIKE.

Complemented by gas central heating and uPVC double glazing, this much loved family home has had just the one owner since new. The accommodation is arranged over two floors and comprises a useful entrance porch, a hallway, lovely light and airy through reception room and a kitchen. Moving up to the first floor we have a landing, two good double bedrooms and the house bathroom. Externally there are immaculate gardens to the front, side and rear of good proportions, as well as an outhouse store. Great potential, subject to gaining the required approvals, to extend this house as it is sat in such a nice plot. With no onward chain, we strongly recommend an appointment to view.



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:

PORCH Windows and doors to the front elevation.

HALLWAY Window to the side elevation, central heating radiator and a staircase to the first floor.

SITTING ROOM AND DINING AREA 19' 4" x 11' (5.89m x 3.35m) Focal fireplace with a gas fire inset to the chimney breast, central heating radiator, window to the front and French doors to the rear garden.

KITCHEN 9' 5" x 7' 2" (2.87m x 2.18m) Fitted wall and base units having a work surface over and a sink unit inset. Provision for a gas cooker, plumbing for a washer, window to the rear and a door to the side.

FIRST FLOOR LANDING Window to the side elevation, a central heating radiator and the access hatch to the loft which is boarded for storage.

BEDROOM 1. 12' 6" plus wardrobes x 9' 2" (3.81m x 2.79m) Having an extensive range of fitted wardrobes providing excellent storage and hanging space, window to the front elevation and a central heating radiator.

BEDROOM 2. 10' 4" x 10' 2" (3.15m x 3.1m) Built in cupboard, a central heating radiator and a window to the rear looking over the gardens.

BATHROOM W.C A three piece suite in white comprising a panelled bath, a wash hand basin and a low level w.c. Central heating radiator and a window to the rear elevation.

GARDENS The property stands within an excellent sized garden having a neat lawn to the front with decorative trees and block paved footpaths extending around to the side. To the rear is a large outhouse store, patio areas, a further lawn and stocked borders, all securely and privately enclosed by walling and fencing.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX 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.

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.

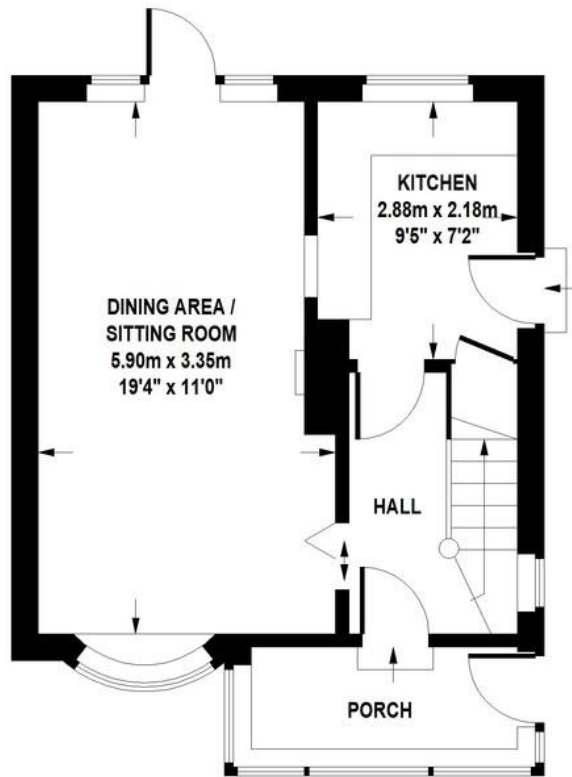
PLEASE NOTE This sale is subject to the grant of probate being issued, which has been applied for by the executors. An offer can be made and a sale agreed with legal works completed up to the point of being ready to exchange and once those works are complete and the grant of probate certificate is issued, contracts can then be exchanged and completion take place. Should you have any questions on this please ask prior to a viewing taking place or an offer being made.

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.

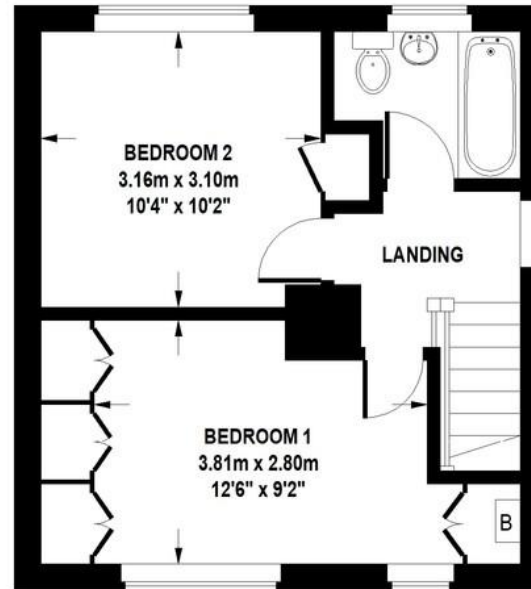
The Initial consultation is free of charge and totally without obligation. Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose 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.





GROUND FLOOR



FIRST FLOOR

5 ROMBALDS VIEW

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 802382)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(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

OTLEY OFFICE

52-54 Kirkgate
Otley
LS21 3HJ
01943 465465
otley@daleeddison.co.uk