



Milner Bank, Otley
Asking Price Of £250,000





Milner Bank

Otley

LS21 3NE

SMARTLY PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE BENEFITTING FROM A FULL WIDTH EXTENSION TO THE GROUND FLOOR, AS WELL AS OFFERING FULLY ENCLOSED GARDENS, GREAT PARKING AND A DETACHED GARAGE

Situated in a popular residential area, this smart three bedroomed semi detached property offers spacious and ready to move into accommodation, ideal for a growing family. To the ground floor the property benefits not only from the extended dining kitchen and spacious lounge but also a separate dining room, and to the first floor are three bedrooms along with a four piece house bathroom. Externally we have enclosed garden to three sides, with a long driveway to the front leading to the detached garage and providing ample off street parking.



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:

GROUND FLOOR

SITTING ROOM 15' 7" x 12' 8" (4.75m x 3.86m) A good sized sitting room with bay window to the front, and attractive traditional cast iron fireplace with coal effect gas fire, tiled surround and wooden mantle.

DINING ROOM 15' 7" x 10' 6" (4.75m x 3.2m) A useful additional reception room with understairs store cupboard and open to the kitchen.

KITCHEN 15' 7" x 9' 1" (4.75m x 2.77m) A light and bright kitchen with windows to the rear and side, along with twin Velux windows. Fitted with base and wall units, electric double oven and hob, and plumbing for a dishwasher. Door giving access to the rear garden and tile effect flooring.

FIRST FLOOR

BEDROOM 13' 3" x 10' 4" (4.04m x 3.15m) With bay window to the front giving views of the Chevin, and fitted wardrobes.

BEDROOM 10' 6" x 7' 5" (3.2m x 2.26m) A further double bedroom with fitted wardrobe and window to the rear.

BEDROOM 10' 4" x 4' 11" (3.15m x 1.5m) With window to the front elevation.

OUTSIDE The property benefits from an enclosed garden, having a long driveway and established borders to the front, driveway and detached garage to the side, and low maintenance paved rear garden ideal for sitting out and relaxing.

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 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

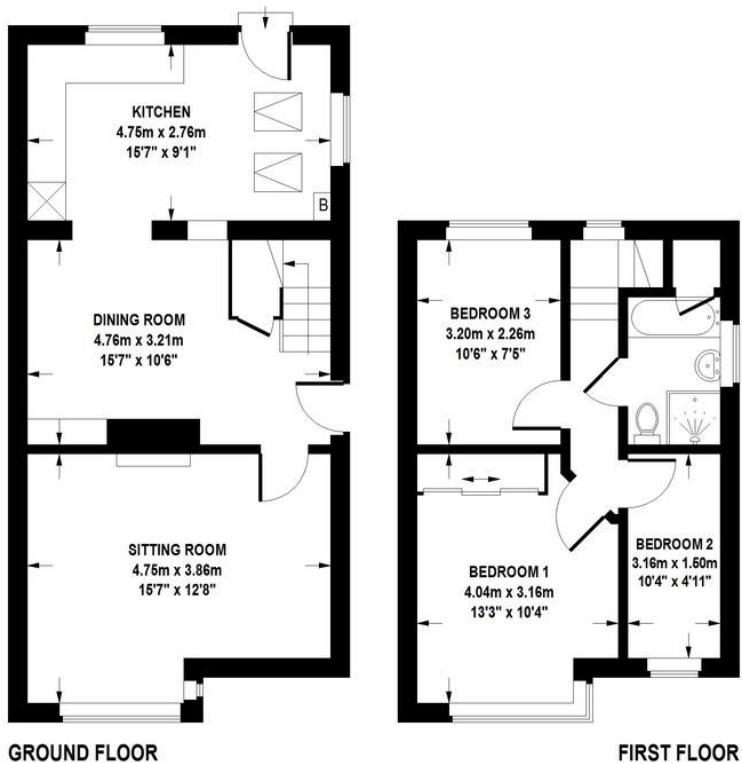
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

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.

MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from 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.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.





55 MILNER BANK

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 696911)

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	



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

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.