



£270,000

3 Bedroom Semi-Detached House for sale
14 Rumpolecroft, Otley



EweMove
SALES AND LETTINGS



Overview

SPECTACULAR CHEVIN VIEWS! A smartly presented 3 double bedroom semi detached property with **NO FORWARD CHAIN** and an almost directly south facing rear garden. Add the driveway parking, single garage & utility room and you've got a great all around package. Ready to move into and enjoy!



Key Features

- NO ONWARD CHAIN
- South facing back garden towards the Chevin
- Naturally light & spacious living/dining room
- Spectacular views of the Chevin!
- Basement utility/storage room
- 3 double bedrooms
- Driveway parking & single garage
- Friendly & quiet cul-de-sac location
- Close to good schools
- EweMove are OPEN 24/7/ Call or live chat now!









This delightful freehold home is very well loved and cared for with several recent improvements such as living room flooring, replacement boiler and consumer unit. If you act soon, you can move in to enjoy this lovely setting with a south facing garden towards the Chevin in time for the summer. The elevated position offers uninterrupted views and this house is a great choice for those people wanting peace, quiet and relaxation.

Stepping into the spacious living room via the entrance porch it's impossible not to walk straight up to the rear window and admire the view! The fitted kitchen is to the left and shares the same great outlook. Stepping outside and down some steps to the upper-level patio you will find the basement utility storage room.

Jumping upstairs, unusually, there are 3 double bedrooms so you have plenty of room to create the best fit for your furniture although the main bedroom comes with a bank of wardrobes offering plenty of storage.

Outside, the front garden driveway leads to the single garage. The south facing rear garden is terraced on 2 levels, the upper-level patio captures plenty of sunshine whilst the lower level patio offers another place to relax and also test out your green fingers in the greenhouse.



Situated on the popular St David's estate, north of the river it's the ideal location for a bit of peace and quiet. Then head down to Otley and the beautiful River Wharfe is very picturesque with the bustling town centre just over the river. The town provides a variety of pubs, eateries, and individual shops making this a thriving and friendly town. An ideal location for you to enjoy the stunning local countryside and many walks/cycle routes on offer. The location makes it easy to access via car stunning reservoir walks north of Otley along with the famed Yorkshire Dales. The cities of Leeds and Bradford are within reach and the cosmopolitan towns of Ilkley and Harrogate are not too far away either, with great shopping and numerous restaurants. If you are looking to get away, Leeds Bradford International Airport is around a 20-minute drive.

Directions: From the town centre, cross the River Wharfe heading north along Newall Carr Road and pass Price Henry's Grammar School on the right. Turn left into Carr Bank Bottom, then right onto St David's Road. Follow the road until the Rumpelcroft turning is on the right-hand side. The property is located on the right-hand side identified by the EweMove Buy Me board. (SAT NAV LS21 2RE

MAINS UTILITY CONNECTIONS - gas, electricity and clean water/waste. Gas central heating (boiler replaced July 2023). Electric consumer unit replaced in 2023.

MOBILE AND BROADBAND AVAILABILITY: (Please refer to OFCOM Mobile and Broadband Checker for full details) -- Mobile voice and data services available indoor and outdoors from all three major mobile providers (Vodafone indoor data service is not available). Broadband service available up to 1000 Mbps from the Open Reach network.

FLOOD RISK:

Rivers & Sea - Very Low.

Surface Water - Low

COUNCIL TAX: Band C.

Leeds City Council 2023/2024 £1740.78

Porch

Living/Dining Room

22' 6" x 10' 7" (6.86m x 3.25m)

A spacious light and airy living/dining room with an amazing outlook towards the Chevin. Attractive wood effect laminate flooring installed in 2023.

Kitchen

10' 4" x 8' 0" (3.15m x 2.44m)

A galley style kitchen with a spectacular view from the sink! Range of fitted base and wall units, sale includes an under counter fridge and freezer. The cooker is available by separate negotiation. Pantry cupboard for extra storage and uPVC back door providing access the the front and rear gardens.

Utility Room

13' 8" x 10' 4" (4.17m x 3.15m)

Accessed from the back garden, this basement room is used as a utility and storage room. It also houses the the combi boiler which was installed in July 2023.

Bedroom 1 (Double)

12' 5" x 9' 10" (3.81m x 3.00m)

A good sized double bedroom situated to the front of the house. The run of 4x double wardrobes seen in the photos are included in the sale and provide valuable storage space.

Bedroom 2 (Double)

10' 0" x 9' 10" (3.05m x 3.00m)

Another double bedroom with breathtaking views!

Bedroom 3 (Double)

8' 9" x 4' 9" (2.69m x 1.47m)

The smallest of the three rooms but is can still fit a double bed so it's bigger than the average third bedroom.

Bathroom

8' 9" x 4' 9" (2.69m x 1.47m)

Cleanly presented bathroom which includes a bath, pedestal basin and a separate shower cubicle with thermostatically controlled shower.

WC

Separated by a stud wall to the bathroom so it could be opened into one room.

Garage (Single)

14' 11" x 8' 11" (4.57m x 2.74m)

Standard single garage accessed via the up and over garage door.

Front Garden

Floorplans

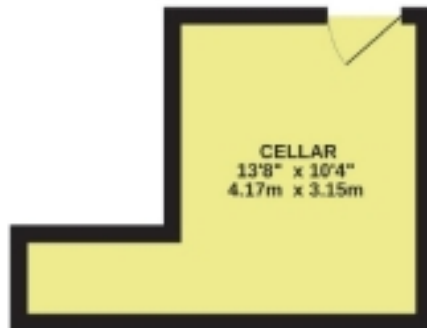


Rumplecroft, Otley, LS21

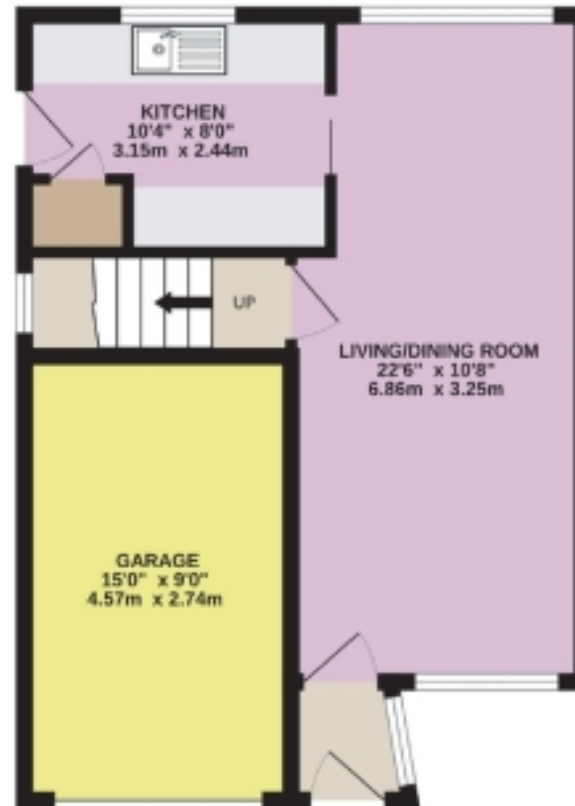
APPROX. GROSS INTERNAL FLOOR AREA 958 SQ FT 89 SQ METRES

GARAGE 135 SQ FT 12.5 SQ METRES

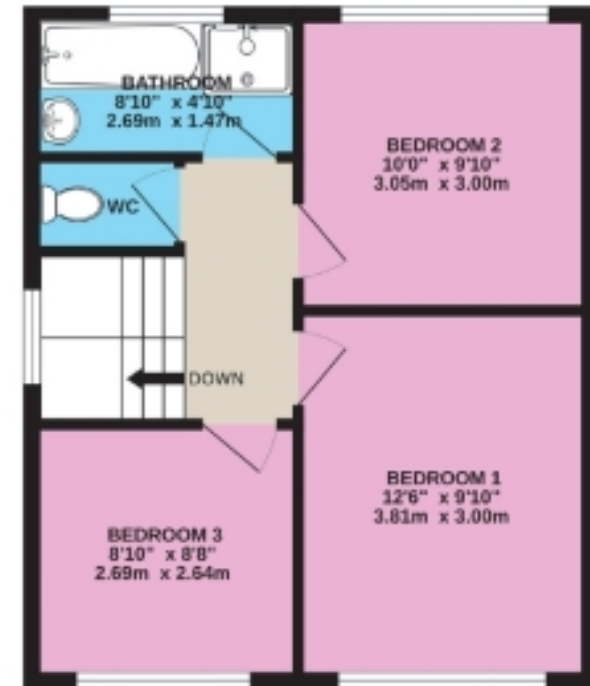
TOTAL 1093 SQ FT 101.5 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floorplans

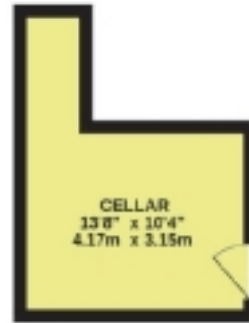


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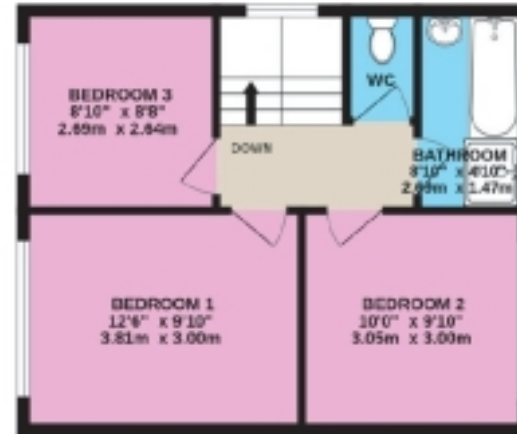
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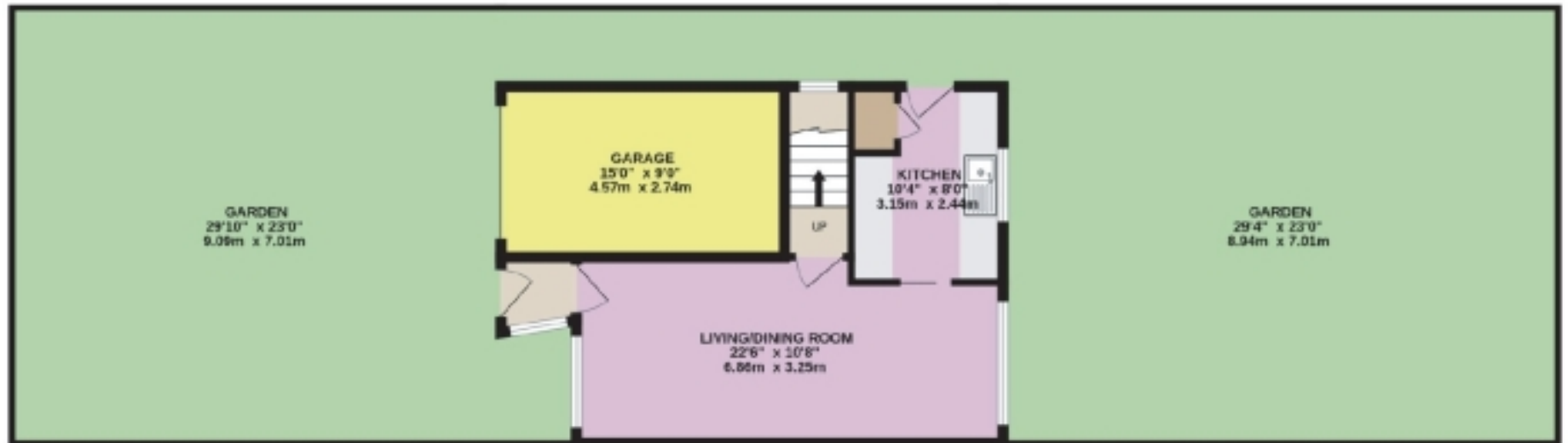
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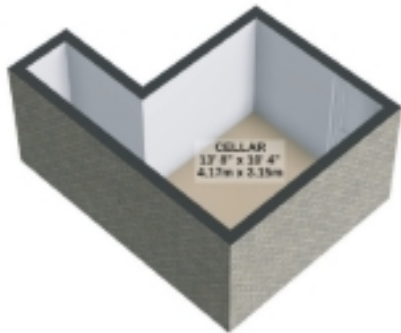


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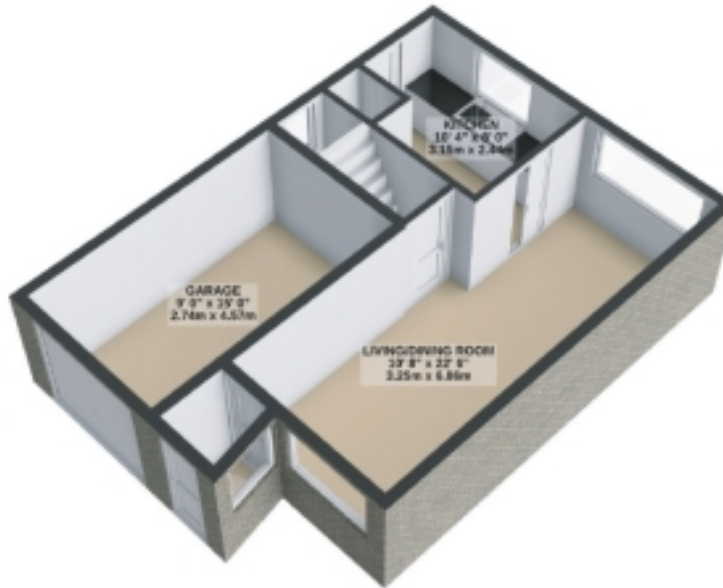
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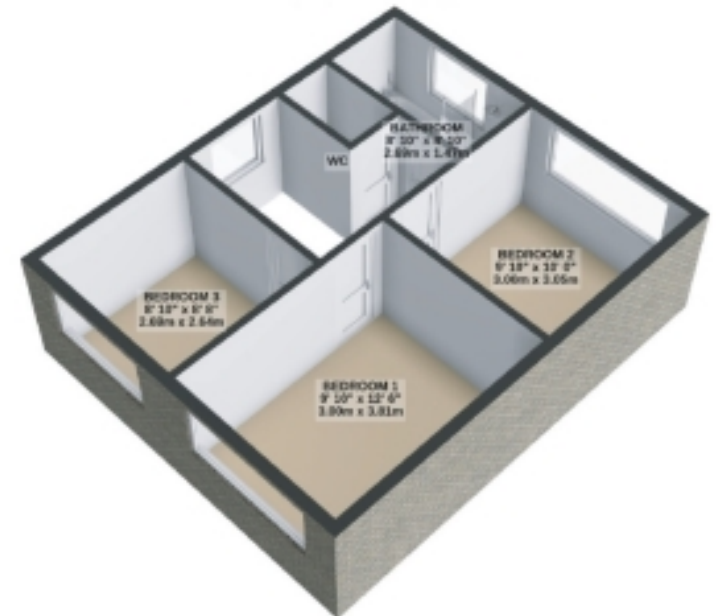
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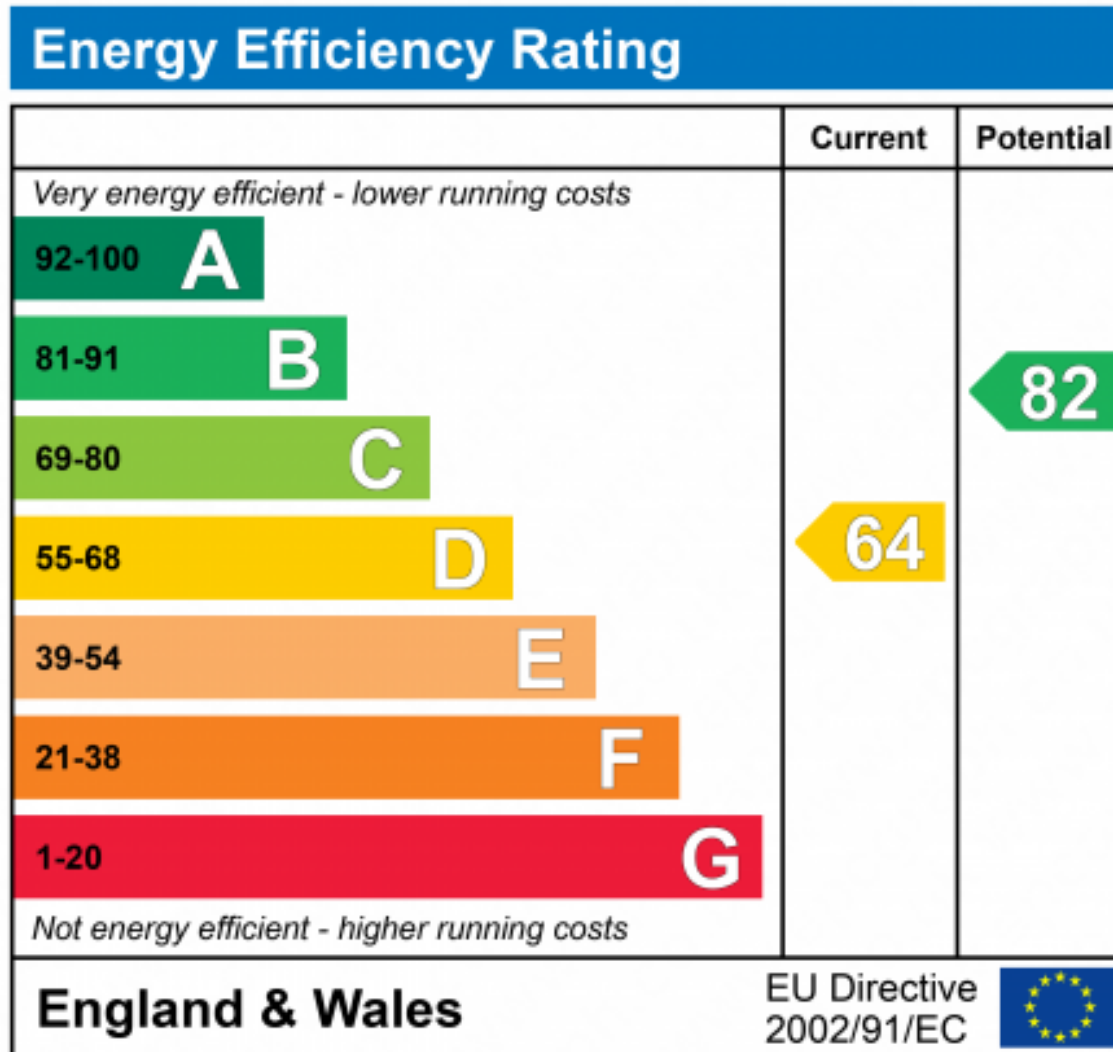
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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