



# 138 ST DAVIDS ROAD OTLEY LS21 2RQ

Asking price **£375,000**

## FEATURES

- 4 Bedroom Detached House Ready To Move Straight Into
- Modern Fresh Decorations & Carpets / Floor Coverings Throughout
- Smartly Appointed Kitchen With Built In Oven & Hob
- Modern Bathroom Complemented By Fully Tiled Walls & Flooring
- Gardens, Driveway & Garage
- Easy Walking Distance of Prince Henry's Grammar School
- Offered With The Advantage Of No Onward Chain
- Council Tax Band D
- Tenure: Freehold
- EPC Rating D



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# 4 Bedroom Detached House Located In Otley

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Porch

Useful entrance area, ideal for kicking off those muddy boots and wet coats before entering the house. Windows and door to the front elevation with a further door to the hallway.

## Hallway

With fresh decorations, new laminated wooden flooring in grey, a central heating radiator and the carpeted staircase to the first floor.

## Sitting & Dining Room 24' x 10'8" max 8'5" min (7.32m x 3.25m max 2.57m min)

Fresh decorations and new laminated wooden flooring in grey. Two central heating radiators and windows to both the front and rear elevations.

## Kitchen 10'4" x 8'1" (3.15m x 2.46m)

With fresh decorations, the kitchen offers a good range of cream fronted wall and base units with new complimentary worksurfaces over with matching upstands and a modern black one and a half bowl sink with side drainer and black mixer tap. Built in electric oven and four ring gas hob with an extractor hood over. Tiled flooring, a window and a new composite door to the rear garden.

## First Floor Landing

With access to the following rooms:

### Bedroom 1. 12'11" x 10'5" (3.94m x 3.18m)

With fresh decorations and new carpeting, the bedroom benefits from having fitted wardrobes to one wall providing excellent hanging and storage space. Central heating radiator and a window to the front elevation.

### Bedroom 2. 10'7" x 10'4" (3.23m x 3.15m)

Fresh decorations and new carpeting. Central heating radiator and a window to the rear with views of the moors in the backdrop.

### Bedroom 3. 15'3" x 7'6" (4.65m x 2.29m)

Having two windows, one to the front and one to the side with lovely views of the valley and the Chevin in the backdrop. Fresh decorations, new carpeting and a central heating radiator.

### Bedroom 4. 9'7" max x 6'2" (2.92m max x 1.88m)

Fresh decorations, a new carpet, central heating radiator and a window to the front elevation.

## House Bathroom

Smartly appointed house bathroom that includes a three piece suite in white comprising a panelled bath with shower and a screen over, a wash hand basin to a modern vanity unit and a low level w.c. The bathroom is complemented by fully tiled walls and flooring, a central heated towel rail and a window to the rear elevation.

## Outside

The property benefits from having gardens to the front, side and rear. There are neat lawns and patio areas, together with a driveway providing private off road parking and leading to an integral garage with a new up and over door to the front. The garage, being integral offers potential to be converted in to additional living space as some of the neighbouring homes have done in recent years, subject of course to gaining the required approvals.

## Tenure and Services

Freehold

All Mains Services Connected

## Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

## Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.



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### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 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. A fee may then be payable if you choose to use their services.



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### **Money Laundering, Terrorist Financing and Transfer**

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all 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. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

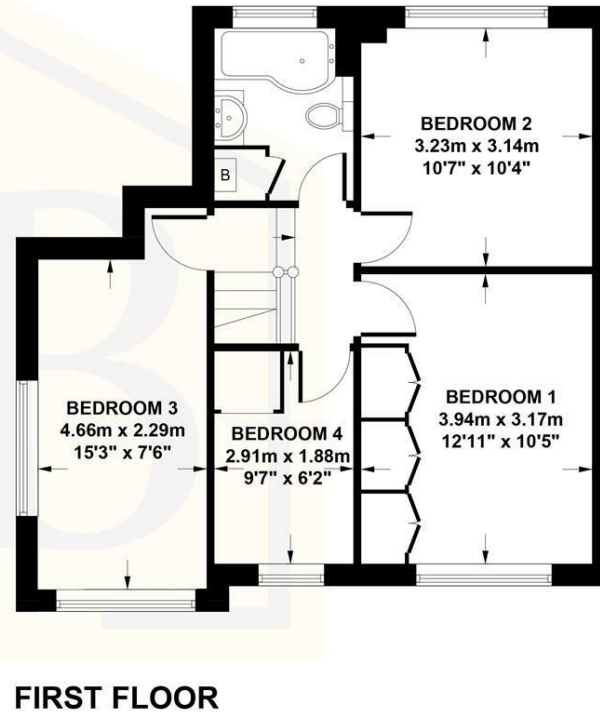
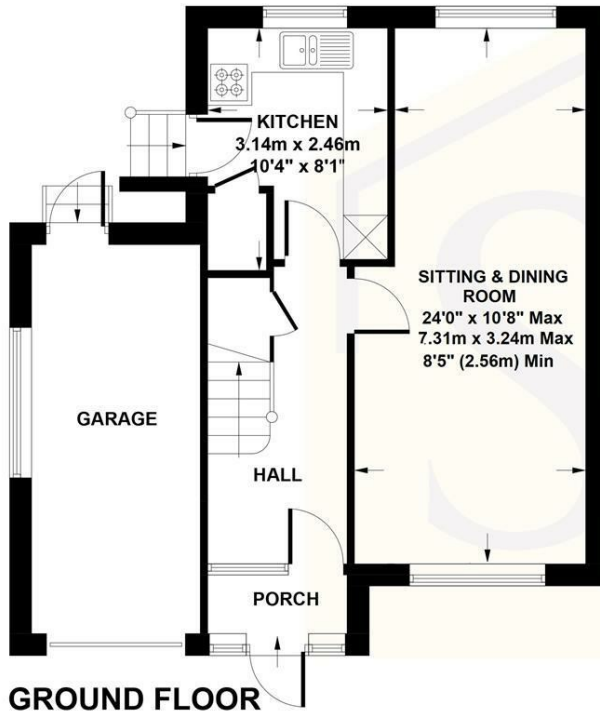
### **General**

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.



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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



### Council Tax Band

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010  
[info@shanklandbarracloough.co.uk](mailto:info@shanklandbarracloough.co.uk)  
[www.shanklandbarracloough.co.uk](http://www.shanklandbarracloough.co.uk)

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