



61 ST. CLAIR ROAD, OTLEY LS21 1DE

Asking price £300,000

FEATURES

- Well Maintained Semi-Detached Home With A Larger Than Average Sized Garden
- Welcoming Entrance Hall, A Fitted Kitchen And A Side Porch
- Sitting Room and Adjoining Dining Area Overlooking The Rear Garden
- Three Bedrooms With Attractive Views and Family Bathroom
- Detached Garage and Off Road Parking
- Superb Large Lawned Rear Garden On A Corner Plot
- Tremendous Potential to Extend Subject To Gaining The Required Planning Permissions
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Situated On A Cul-De-Sac In A Popular Residential Area
- Easy Walking Distance Of Local School and Town Centre Amenities



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3 Bedroom Semi Detached With A Lovely Sized Rear Garden

A rare opportunity to purchase this well maintained three bedroomed semi-detached home standing on a terrific corner plot and benefits from having a large rear garden which has tremendous potential to extend to create a superb family home subject to the necessary planning permissions. The property is located at the head of the cul-de-sac in this popular and established residential area within walking distance of the highly regarded All Saints Primary School and the Town Centre with its many amenities. Offered with NO ONWARD CHAIN the property briefly comprises to the ground floor a welcoming entrance hall, sitting room with contemporary fireplace and adjoining dining area, fitted kitchen which over looks the superb rear garden and side porch ideal for boots and coats. On the first floor there are three bedrooms which enjoy attractive views and a house bathroom. Outside the property has a detached garage, off road parking and possess a wonderful, large, predominately lawned rear garden which is likely to appeal to a variety of buyers. To ensure you do not miss out on this property contact Shankland Barraclough Estate Agents in Otley.

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

Entrance Hall

A welcoming entrance hall having a double glazed entrance door with side screen, central heating radiator, stairs up to the first floor and window to the side elevation.

Sitting Room & Dining Area 23'10" x 11'3" (7.26m x 3.43m)

A light and airy reception room having a contemporary fireplace housing an electric fire. Ceiling cornice, central heating radiator and windows to the front and rear elevations.

Kitchen 9'6" x 8'2" (2.90m x 2.49m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated electric oven with a four ring gas hob having an extractor over. Plumbing for an automatic washing machine and undercounter appliance, pantry cupboard and window to the rear elevation.

Side Porch

With windows to two sides and double glazed door.

First Floor

Landing

With laddered access to the part boarded roof void with light and window to the side elevation.

Bedroom 1 13'1" x 10'3" (3.99m x 3.12m)

A good sized double bedroom with central heating radiator and window to the front elevation enjoying views of The Chevin.

Bedroom 2 10'9" x 10'4" (3.28m x 3.15m)

Another double bedroom with central heating radiator and window to the rear elevation with glimpse views.

Bedroom 3 10'1" x 6'6" (3.07m x 1.98m)

With a fitted cupboard above the bulkhead, central heating radiator and window to the front elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash basin. Heated towel rail, fully tiled walls, cupboard housing the central heating boiler and window to the rear elevation.



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Outside

The property stands on a superb corner plot with the potential to extend subject to the necessary planning permissions benefiting from a large lawned rear garden with flower borders, apple tree and concrete patio areas with outside tap. To the side of the property there is a detached garage 17'0" x 8' 6" with up and over door and two windows to the side whilst to the front there is a driveway providing off road parking for two cars and a low maintenance tiered gravelled garden and rockery.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

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.

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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. 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(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

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.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. 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.



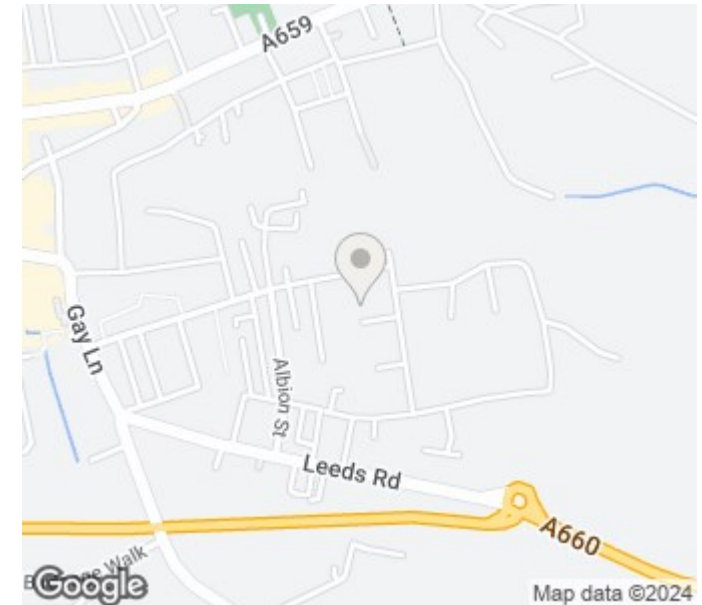
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



T: Call us on 01943 889010
 E: info@shanklandbarracough.co.uk
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