



# 19 ST. MARTINS AVENUE OTLEY LS21 2AN

## Asking price £365,000

### FEATURES

- Attractive Detached Bungalow
- Dining Room And Kitchen Overlooking The Rear Garden
- House Bathroom With Four Piece Suite
- Superb South Facing Rear With Flagged Patio
- Scope To Extend Into The Roof Void Subject to Necessary Permissions
- Welcoming Entrance Hall and Generous Sitting Room
- Two Double Bedrooms, Both Having Fitted Wardrobes
- Block Paved Driveway And Detached Garage
- Freehold / EPC Rating D / Council Tax D
- Popular And Sought After Residential Area



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# Light And Airy Two Bedroomed Detached Bungalow

An attractive two bedroomed detached bungalow offering light and airy accommodation in this popular and highly sought after residential area. The property stands on a terrific plot with a superb south facing predominately laid to lawn garden to the rear, with a detached garage having an electric up and over door and a block paved driveway providing ample off road parking. The accommodation comprises a welcoming entrance hall, sitting room with double doors leading into the dining room which enjoys sliding doors out to the rear garden and a kitchen with a range of integrated appliances. There are two double bedrooms with the main bedroom benefiting from fitted wardrobes and a spacious house bathroom which has a four piece suite. There is access to the roof void from the hallway which has scope to create further accommodation subject to the necessary planning permissions and approvals. Viewing is strongly recommend and to arrange this please contact Shankland Barraclough Estate Agents in Otley.

## 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 with door having a semi-circular glazed panel, useful storage cupboards, radiator and laddered access up to the roof void. The roof void is currently used for storage but has tremendous potential to be create further accommodation subject to the necessary permissions and approvals.

### Sitting Room 16'1" x 12'0" (4.90m x 3.66m)

A light and airy reception room having a contemporary fireplace housing a fitted gas fire. Ceiling cornice, four wall light points, radiator and large window to the front elevation. Double doors into:

### Dining Room 10'11" x 9'11" (3.33m x 3.02m)

Enjoying a delightful outlook through sliding Upvc doors overlooking the south facing rear garden. Ceiling cornice and radiator.

### Kitchen 9'11" x 9'11" (3.02m x 3.02m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated fridge/freezer and double electric oven with a four ring gas hob. Plumbing for an automatic washing machine and dishwasher, wall mounted central heating boiler, recessed spotlights, radiator, door to the side and window to the rear elevation overlooking the attractive rear garden.

### Bedroom 1. 11'11" x 11'1" (3.63m x 3.38m)

A good sized double bedroom having fitted wardrobes, radiator and window to the front elevation.

### Bedroom 2. 11'11" x 7'10" (3.63m x 2.39m)

With fitted wardrobes having sliding doors, radiator and window to the rear elevation.

### Bathroom 8'9" x 7'9" (2.67m x 2.36m)

A spacious bathroom with a four piece suite comprising a corner bath, low suite w.c, pedestal wash hand basin and tiled shower stall with thermostatic shower. Part tiled walls, recessed spotlights, shaver point, radiator and two windows to the side elevation.

## Outside

The property stands on a terrific plot with a block paved driveway providing off road parking with a detached garage 16'4" x 9'1" having an electric up and over door, light, power and window to the side elevation. The front garden consists of a lawned area with flower borders housing mature shrubs and plants whilst to the rear there is a superb south facing garden which is predominantly laid to lawn with flower borders, as well as having a raised flagged patio, greenhouse and garden store and outside tap.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

### 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 three of the four main carriers.

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.

### 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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### **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.

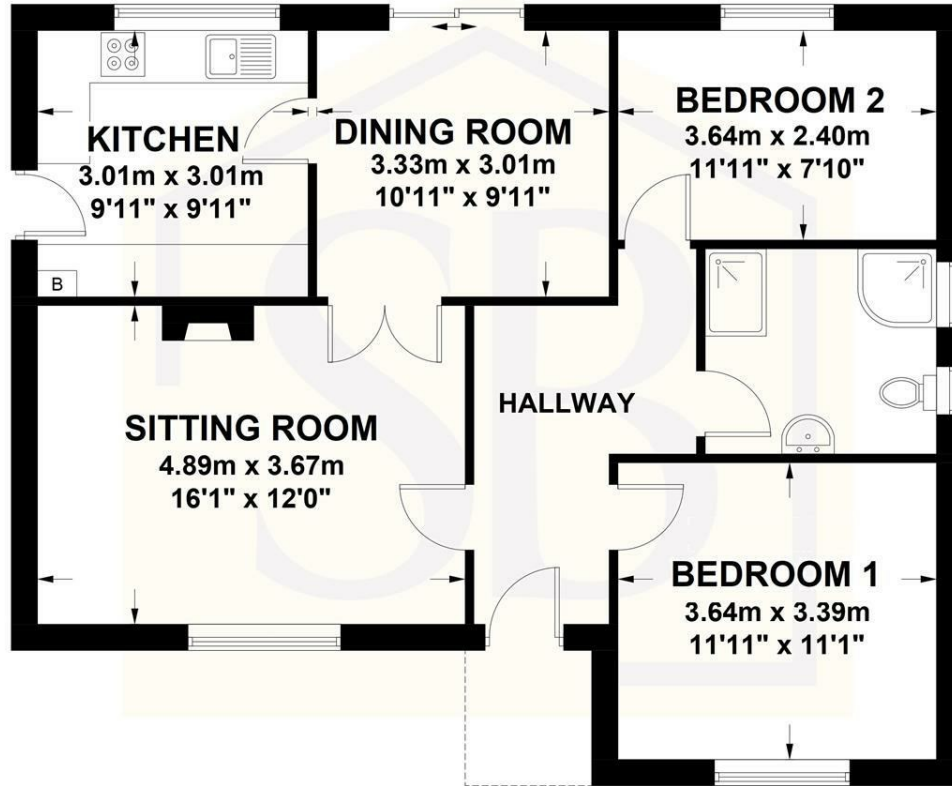
### **Please Note**


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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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