



304 BRADFORD ROAD, OTLEY LS21 3LT

Asking price £330,000

FEATURES

- Mature Three Bedroomed Semi Detached Set Within An Excellent Sized Garden
- Ample Parking For Several Vehicles And A Large Double Garage With Electric Up & Over Doors.
- Two Spacious Reception Rooms And A Modern Appointed Kitchen
- Three Bedrooms All A Good Size, Bathroom & Separate WC To The First Floor
- Gas Central Heated & Sealed Unit Double Glazed
- Lovely South Westerly Facing Rear Garden With The Chevin To The Backdrop
- Good EPC Rating Of C
- Tenure Freehold / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Standing within a very generous plot that includes attractive southerly facing gardens, provides extensive parking for several vehicles and a detached double garage, this extended three bedroom semi detached house is worthy of an appointment to view to fully appreciate the excellent proportioned rooms and the outside space. Situated in a small semi-circle of homes just off of Bradford Road, the property is complemented by sealed unit double glazing and gas fired central heating and commences with an entrance porch to a welcoming hallway. There are two reception rooms, a sitting room to the front with a deep bay window whilst to the rear is a spacious extended sitting room with patio doors opening out to the rear garden. Finally to the ground floor is a smartly appointed kitchen with built in appliances. To the first floor is a landing, three bedrooms, two with fitted wardrobes and the house bathroom, currently fitted with a large walk in shower. To arrange a viewing of this fine home, simply 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:

Porch

Window and door to the front elevation.

Hallway

Staircase to the first floor and a central heating radiator.

Dining Room 15'11" max x 11'5" (4.85m max x 3.48m)

Bay window to the front elevation, central heating radiator and a gas fire to a corner chimney breast.

Sitting Room 16'10" x 12'7" (5.13m x 3.84m)

Light and airy reception room having windows to the side elevation and patio doors to the rear garden. Useful deep pantry style cupboard that also houses the central heating boiler. Central heating radiator.

Kitchen 16'10" x 6'8" (5.13m x 2.03m)

Appointed with a good number of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and four ring gas hob, an integrated dishwasher and washing machine. Central heating radiator, window and half glazed door to the rear garden.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 11'6" x 11' (3.51m x 3.35m)

Having a good range of fitted wardrobes and cupboards, a central heating radiator and a window to the front elevation.

Bedroom 2. 11'8" x 9'9" (3.56m x 2.97m)

Built in wardrobe and drawer unit, a central heating radiator and a window to the rear elevation.

Bedroom 3. 9'9" x 8'9" (2.97m x 2.67m)

Good sized third bedroom having a central heating radiator and a window to the rear elevation.

Bathroom

With a large walk in shower with glazed screens, a wash hand basin, window to the side elevation, central heating radiator and a heated towel rail.

Separate WC

Low level wc and a window to the side elevation.

Outside

To the front is a small stone flagged garden together with a driveway which leads past the side and onto to a larger car parking area to the rear and a double garage having twin remote controlled garage doors to the front, window and a personal door, together with



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light, power and water. The rear garden is predominately laid to lawn with stocked borders, with a further garden area behind the garage and a lean too potting shed.

Council Tax

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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 from three to the four main carriers, being O2, Vodafone and Three. For further information please refer to: <https://checker.ofcom.org.uk>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Double Garage

The Small Semi Circular Road and Grass Area To The Front Is Private And The Responsibility Of The Six Houses To This Small Crescent To Maintain And Upkeep Bradford Road Itself Is An Adopted Road.

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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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.

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.

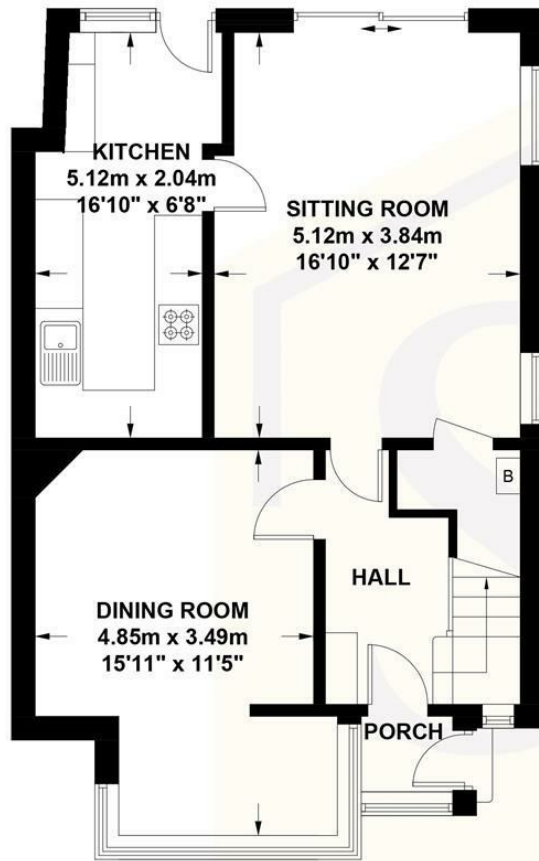
Please Note

The 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.

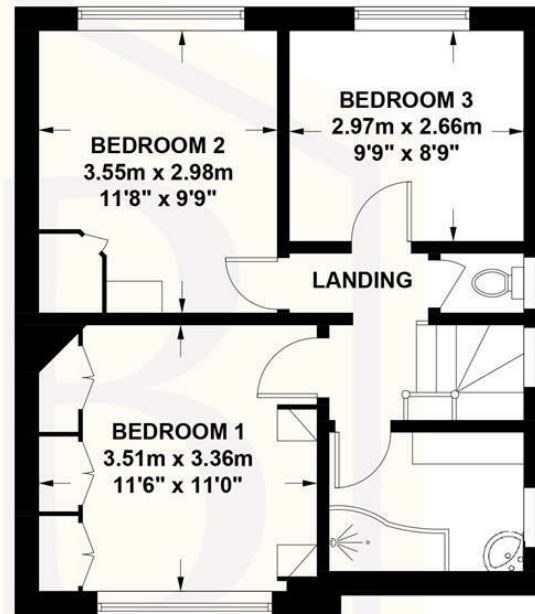


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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



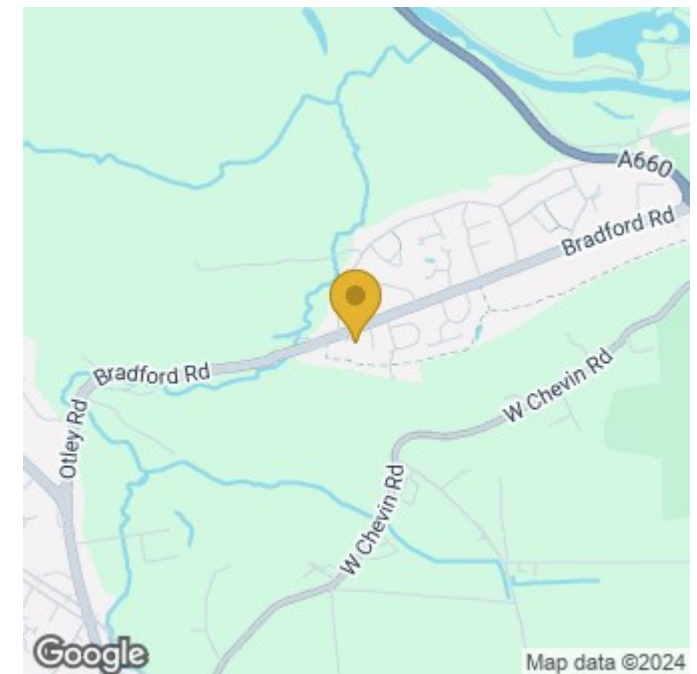
GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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
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