



# 3 BELMONT AVENUE, OTLEY LS21 2DE

**Asking price £465,000**

## FEATURES

- Extended And Much Improved 4 Bedroom Semi Detached House
- Hand Painted Dining Kitchen and a Valuable Downstairs wc.
- Private Fully Enclosed Gardens, Good Parking And A Garage
- Ideally Placed For Local Schools Including Prince Henry's Grammar School
- Flexible Living Space That Incorporates 3 Good Reception Rooms
- Smart En-suite To Bedroom 1 And A Stylish Modern House Bathroom
- Outstanding Energy Efficiency Rating with an 86B Rating With Solar Panels
- Council Tax Band D / Tenure Freehold / NO ONWARD CHAIN



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 4 Bedroom Extended Semi Detached Home In A Great Location

The perfect home for a young growing family, not only in the overall property size and layout, but the excellent parking, the private enclosed gardens and being within easy walking distance of fabulous schools including the highly regarded Prince Henry Grammar School just a few minutes walk away. This smart four bedroom semi detached house commences with an entrance hallway, has a sitting room with a bay window and wood burning stove, a well appointed dining kitchen, a downstairs wc, a dining room and a fabulous garden room / second sitting room. To the first floor we have the house bathroom, fitted with a smart modern walk in shower, there are four bedrooms, with the impressive proportioned principle bedroom having an ensuite, fitted wardrobes and currently a home office off it, which would also make for a great walk in wardrobe if needed. Externally there is good parking to the front elevation which in turn leads to a garage. The garden extends from the side and around to the rear, it is fully enclosed and very private, providing a great area for all the family to enjoy. This property is offered with the advantage of having NO ONWARD CHAIN and we strongly recommend an early appointment to view. To arrange your viewing, 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:

## Entrance Hall

Via a traditional styled outer door with a stained glass inset, the hallway has a central heating radiator, a useful cloaks cupboard and the staircase to the first floor.

## Sitting Room 15'1" x 13'4" (4.60m x 4.06m)

A lovely reception room with a focal fireplace having a warming wood burning stove inset, exposed floorboards, dado rails, ceiling cornice and rose. Lovely bay window to the front elevation and a central heating radiator.

## Dining Kitchen 16'5" x 8'3" (5.00m x 2.51m)

Offering a good number of hand painted kitchen units with a granite worktop over and a Belfast sink inset. The kitchen includes a range style cooker, space and plumbing for a dishwasher, windows to the garden room and a central heating radiator. Further storage is also found to the deep understairs storage cupboard.

## Downstairs wc

Fitted with a Sani-Flow wc and a wash hand basin.

## Garden Room / Playroom 19'5" x 9'7" (5.92m x 2.92m)

An excellent proportioned additional living space, an ideal second sitting room, potential playroom for younger children or a lounge for a dependant relative if they used the dining room as a bedroom. Light and airy having windows and doors to the rear garden, additional Velux styled windows to the pitched roof, exposed floorboards and two central heating radiators.

## Dining Room 11'11" x 10'6" (3.63m x 3.20m)

Oak flooring, a central heating radiator and French doors to the rear garden.

## First Floor Landing

With access to the following rooms:

## Bedroom 1. 16'4" x 15'4" (4.98m x 4.67m)

A very generous proportioned principle bedroom having fitted wardrobes to one wall, a central heating radiator and a window to the front elevation. Off the bedroom is a room 7'7" x 5'3", with a window to the rear, currently used as a home office or could easily become a large walk in closet.

## En-Suite To Bedroom 1.

Fitted with a three piece suite in white comprising a fully enclosed multi-jet shower cubicle, a wash hand basin to a vanity unit and a low level wc. The bathroom is complemented by tiled walls, a chrome central heated towel rail and has a window to the rear elevation.

## Bedroom 2. 15' x 10'4" (4.57m x 3.15m)

Built in wardrobes to both alcoves, a lovely bay window to the front elevation and a central heating radiator.

## Bedroom 3. 10'4" x 8'7" (3.15m x 2.62m)

Central heating radiator and a window to the rear elevation.

## Bedroom 4. 8'10" x 5'10" (2.69m x 1.78m)

Central heating radiator and a window to the front elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Bathroom

Fitted with a smart modern three piece suite including a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Complemented by marble effect wall panelling to the shower and timber panelling around the rest of the bathroom, together with a heated towel rail and a window to the rear.

### Outside

Private off road parking is found to the front and leads to a garage (15'6" x 10'11") with light power, water to a sink and plumbing for a washer. The central heating boiler is also located in the garage. The gardens extend from the side around to the rear, they are fully enclosed and very private offering neat lawns, raised beds and a summerhouse to the corner of the garden.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

### Council Tax

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.

### 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>

### 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ





26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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.

### 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.

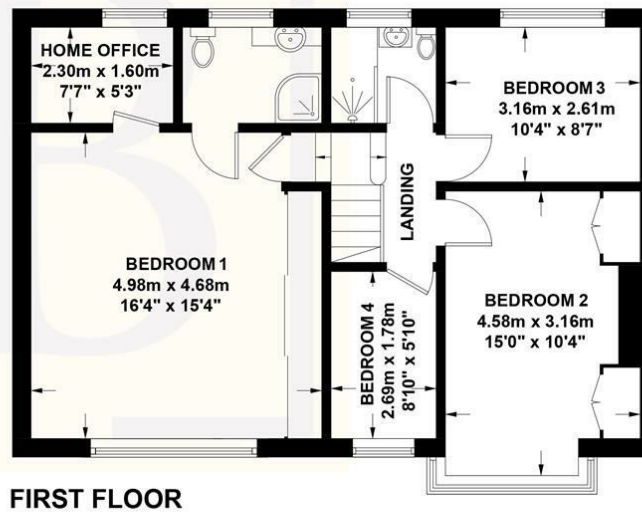
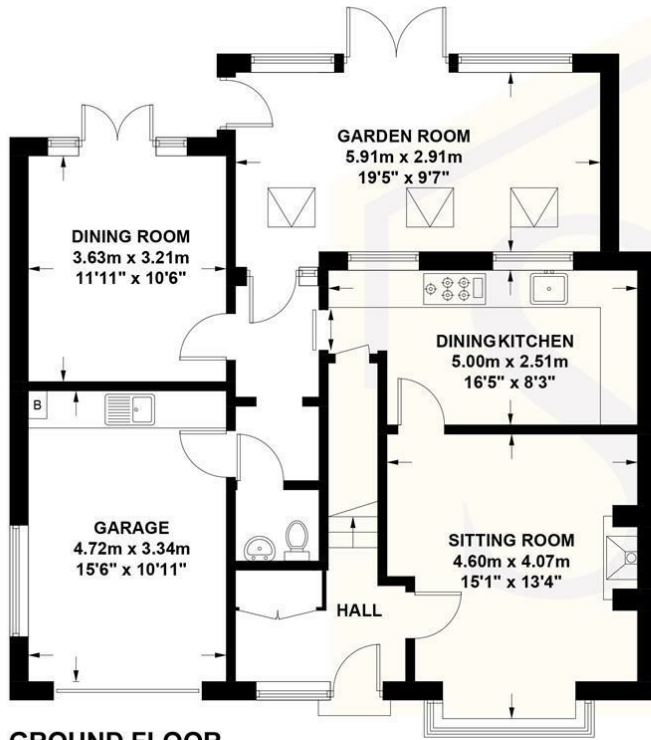
### Please Note

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.



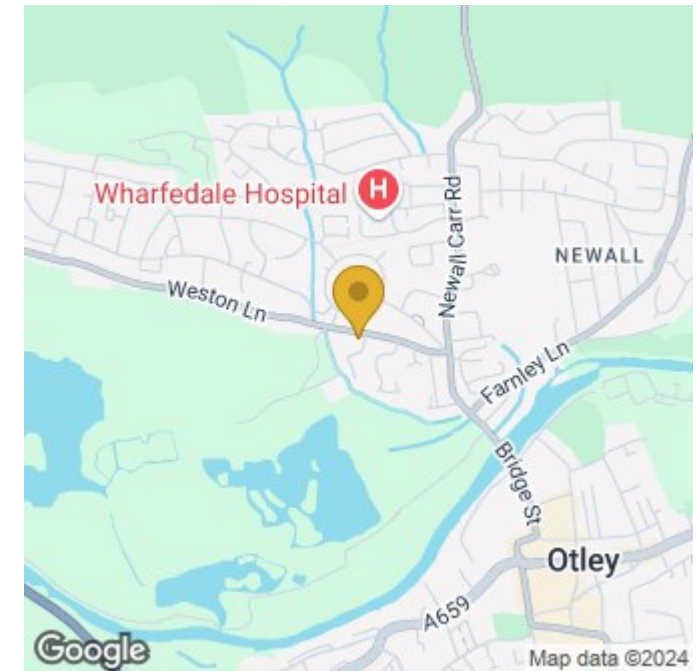
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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>	86	88
(69-80) <b>C</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.



**T: Call us on 01943 889010**  
**E: [info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)**  
**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

**SHANKLAND**  
**BARRACLOUGH**  
 ESTATE AGENTS