



27 ST. DAVIDS ROAD, OTLEY LS21 2AW

Asking price £375,000

FEATURES

- Four Bedroomed Detached House With Neat Gardens To Three Sides
- Solar Panels, Gas Central Heating, uPVC Double Glazing
- Conservatory, Kitchen, Hallway & Downstairs WC
- EPC Rating D / Tenure Freehold / Council Tax E
- Good Parking & An Integral Single Garage
- Light and Airy Sitting & Dining Room
- Bathroom Fitted With A Walk In Shower & A Separate WC
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroom House - Detached located in Otley

Offered with the advantage of having NO ONWARD CHAIN, this is the perfect home for a young growing family to move to an established and very popular neighbourhood and mould the house to their own tastes. The property stands within a larger than average garden together with neat block paved parking to the driveway and an integral single garage. The property has solar panels fitted, gas fired central heating and is fully double glazed. The accommodation is arranged over two floors and includes a welcoming entrance hallway, a light and airy through sitting & dining room with a valuable conservatory or ideal playroom off. The kitchen looks out over the rear garden and finally there is a very useful downstairs wc. To the first floor is a landing, four bedrooms, the house bathroom fitted with a walk in shower and a separate wc. Offering great scope and potential, we recommend an appointment to view. Viewings can be arranged by contacting 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 Hallway

Via a glazed outer door with a matching side panel, the staircase to the first floor with a useful understairs storage cupboard and a central heating radiator.

Sitting & Dining Room 23'9" x 10'9" (7.24m x 3.28m)

Light and airy having windows to both the front and rear and two central heating radiators.

Conservatory / Playroom 10'10" x 9'4" (3.30m x 2.84m)

Windows looking out over the side garden.

Kitchen 12'8" x 7'6" (3.86m x 2.29m)

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Provision for an electric cooker, plumbing for a washer, a central heating radiator and a window to the rear.

Side Lobby

Glazed door to the side elevation and an internal door to the garage.

Downstairs WC

Low level wc and a wash hand basin. Window to the rear.

First Floor Landing

Access hatch to the loft

Bedroom 1. 12'9" x 10'2" (3.89m x 3.10m)

Window to the front and a central heating radiator. Freestanding wardrobes included.

Bedroom 2. 10'6" x 10'2" (3.20m x 3.10m)

Window to the rear and a central heating radiator. Freestanding wardrobes included.

Bedroom 3. 15'9" x 7'11" (4.80m x 2.41m)

Large window to the side elevation and a central heating radiator. Useful storage / wardrobe area off with a pitched ceiling and a window to the rear.

Bedroom 4. 8' x 6'7" (2.44m x 2.01m)

Window to the front and a central heating radiator. Built in cupboard over the bulkhead.

Bathroom

Fitted with a corner shower cubicle and a wash hand basin to a vanity unit. Useful storage cupboard that also house the central heating boiler, complementary tiled walls, a central heated towel rail and a window to the rear.

Separate wc.

Low level wc, complementary tiled walls and a window to the rear.

Gardens, Garage & Parking

The property has a neat block paved private driveway providing off street parking, which in turn leads to an integral garage 15'9" x 7'9" having an electronic up and over door to



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the front, window to the side and a door to the house. The gardens have been well maintained and stretch to three sides, predominately laid to lawn with a large selection of shrubs, bushes and trees to the boundaries and a small stream to the side.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax

Leeds City Council Tax Band E. 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 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 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

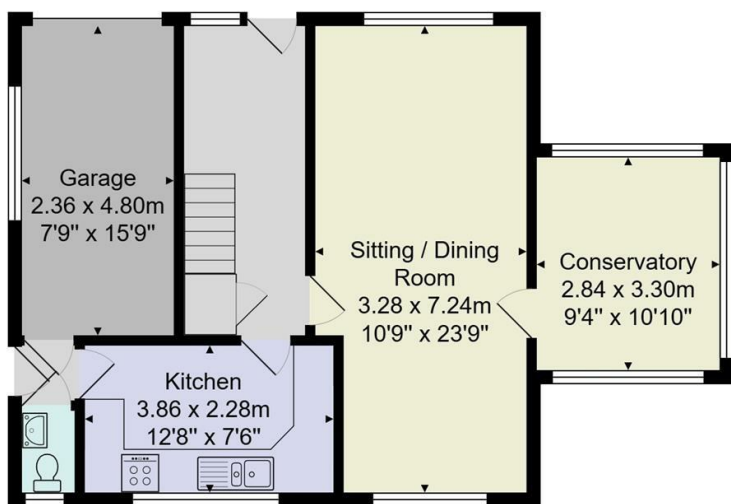
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

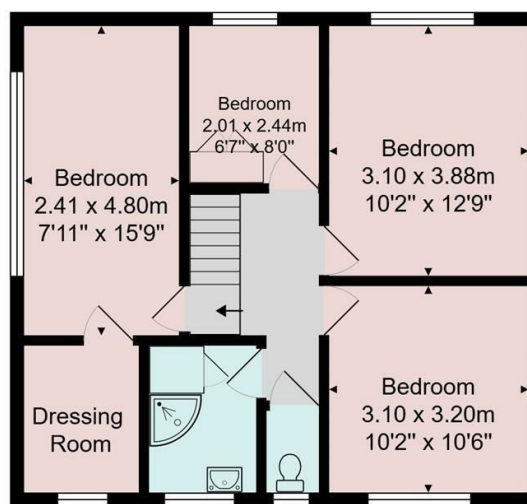
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Ground Floor



First Floor

Total Area: 123.4 m² ... 1328 ft²

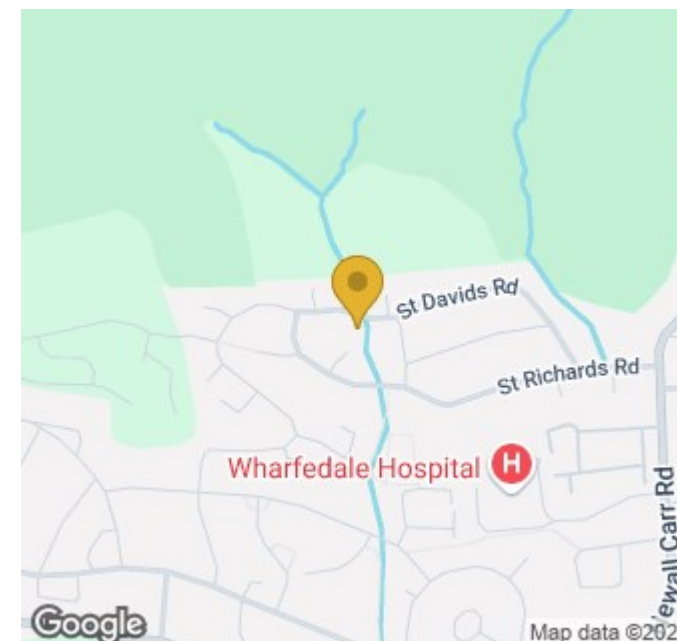
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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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W: www.shanklandbarracrough.co.uk

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