



# 204 BRADFORD ROAD, OTLEY LS21 3LT

**Offers in excess of  
£325,000**

## FEATURES

- Smith's Built Brick Construction Extended Three Bedroom Semi Detached House
- Living Room, Dining Kitchen, Sitting Room & Downstairs WC To The Ground Floor
- Gas Central Heated, Sealed Unit Double Glazed, Cavity Wall Insulated
- Easy Access To The Town Centre & Local Schools
- Fabulous Long & Southerly Facing Gardens To The Rear A Real Feature Of These Homes
- Three Bedrooms & The Fully Tiled Modern House Bathroom To The First Floor
- Good Broadband Connectivity With Ultrafast Broadband Available To This House
- EPC Rating C / Tenure Freehold / Council Tax C



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 3 Bedroom House - Semi-Detached located in Otley

Standing with a lovely long and southerly facing garden to the rear, we are delighted to offer for sale this mature extended three bedroom semi detached house. The property commences with an entrance hall to a front living room. This in turn leads on to dining kitchen, there is a valuable downstairs wc and finally to the rear looking up the long garden is a sitting room with a wood burning stove. To the first floor is a landing, there are three bedrooms, two with fitted wardrobes and a smart fully tiled house bathroom. The outstanding gardens include neat lawns, patio areas and a large garden summerhouse, the perfect area to sit with a cooling drink on those long summer days and early evenings. To arrange your viewing on this fine home, please 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 (to most rooms), SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Hall

Via a composite outer door to the front elevation, a central heating radiator and a staircase to the first floor.

## Living Room 12'7" x 11'9" (3.84m x 3.58m)

Window to the front elevation and a central heating radiator.

## Downstairs WC

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

## Dining Kitchen 15'2 x 11'5" max (4.62m x 3.48m max)

Good sized family kitchen with a selection of fitted wall and base units having work surfaces over and a sink unit inset. The kitchen also includes an electric oven and hob, an integrated dishwasher, plumbing for a washing machine, central heating radiator and the central heating boiler. Windows to the side elevation, together with a doors to the sitting room and to the living room.

## Sitting Room 14'4" x 11'3" (4.37m x 3.43m)

A lovely room looking out to the rear garden with windows and a door. Warming wood burning stove makes this a lovely cosy usable room all year around.

## First Floor Landing

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

## Bedroom 1. 11'9" x 9'2" (3.58m x 2.79m)

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

## Bedroom 2. 11'5" x 9'2" (3.48m x 2.79m)

Built in wardrobe, central heating radiator and a window to the rear with lovely views over the gardens and countryside beyond.

## Bedroom 3. 8' x 7'3" (2.44m x 2.21m)

Central heating radiator and a window to the rear with lovely views over the gardens and countryside beyond.

## House Bathroom

Fitted with a smart three piece suite in white comprising a panelled bath with a shower and a screen over, a low level w.c and a wash hand basin to a smart modern vanity unit. The bathroom is complemented by tiled flooring and walls, a chrome central heated towel rail and a window to the front elevation.

## Gardens

To the front is a two-tiered garden with footpath to the side leading up to the house. Moving around to the rear is a fantastic long garden with a southerly aspect. It begins with a large paved patio to a neat lawn and a selection of



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shrubs and bushes. Steps then lead up to a further patio and a large timber summerhouse, the perfect location to catch the summer sunshine. There is the a further lawn and then lovely open views to the Chevin.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Street

### **Council Tax**

Leeds City Council Tax Band C. 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.

### **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**

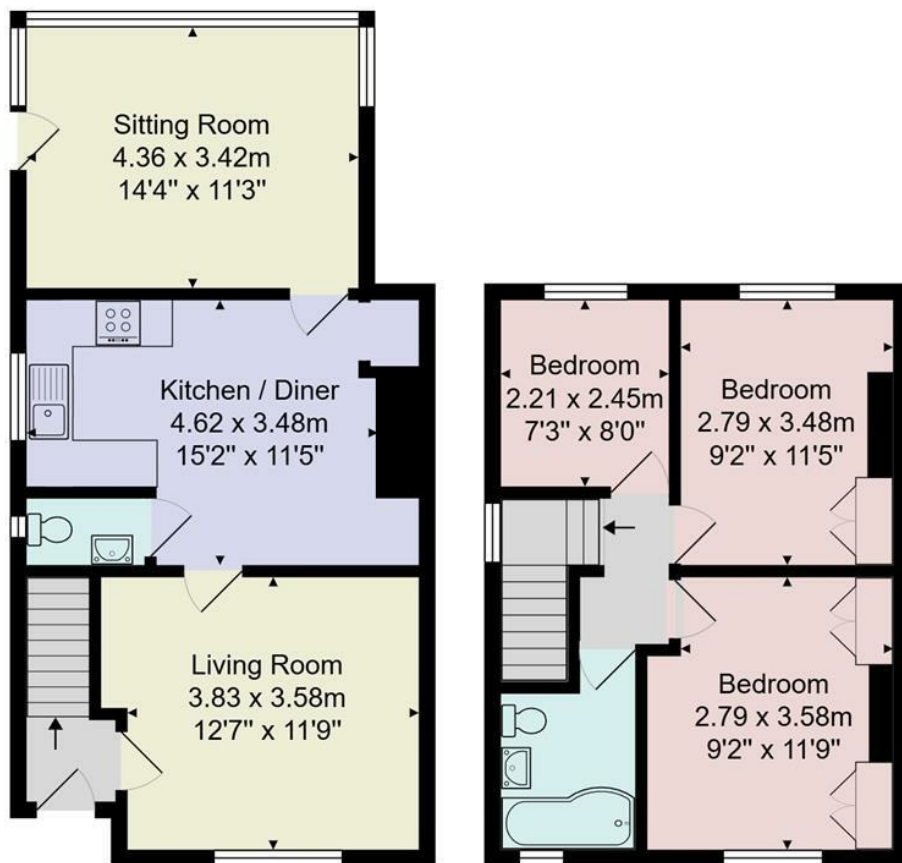
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

First Floor

Total Area: 89.3 m<sup>2</sup> ... 961 ft<sup>2</sup>

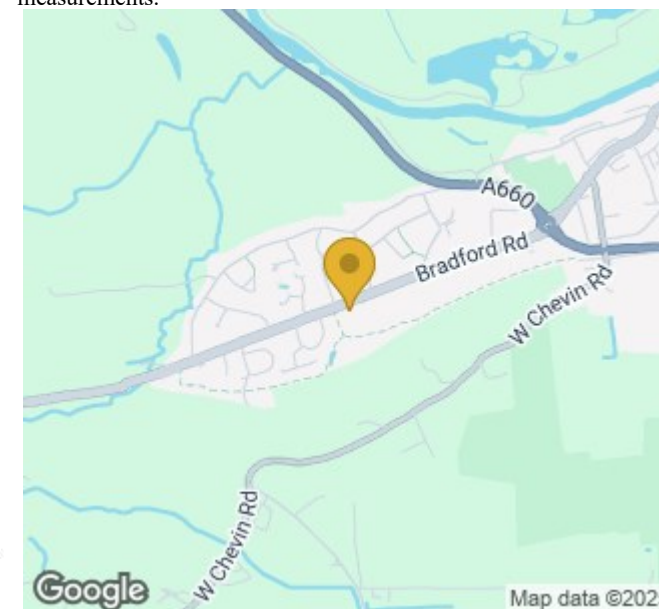
All measurements are approximate and for display purposes only.

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                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      |                         |
| (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@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)**

**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

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