



# 26 ST. CLAIR ROAD OTLEY LS21 1DE

**Asking price £300,000**

## FEATURES

- Attractive Semi Detached Which Has Been Extended To The Ground Floor
- Light And Airy Sitting Room & Entrance Hall
- Three Bedrooms And A House Bathroom
- Enclosed Rear Garden With Lawned Area And Flagged Patio
- Walking Distance Of Otley Town Centre
- Fantastic Location Close to Local Schools And Town Centre Amenities
- Dining Kitchen With Adjoining Dining Area Or Playroom
- Driveway And Garden Store With Light And Power
- Freehold / EPC Rating D / Council Tax Band C
- Ideal Opportunity For A Variety Of Buyers



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Extended 3 Bedroomed Semi-Detached Close To Local Schools & Otley Town Centre

An attractive and extended three bedroomed semi-detached property that is situated in a fantastic location being just a short stroll from the highly regarded All Saints Primary School as well as Otley town centre and its range of amenities. The property which would now benefit from some modernisation would make the perfect home for a variety of buyers having been extended to the ground floor to create an adjoining dining area or play room off the dining kitchen. Completing the ground floor is the entrance hall and light and airy sitting room whilst upstairs there are three bedrooms and a house bathroom. Outside there is a driveway with an enclosed rear garden with garden store, lawned area and spacious flagged patio ideal for outdoor entertaining. To arrange a viewing 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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Ground Floor

### Entrance Hall

With a double glazed entrance door with side screens, ceiling cornice, radiator and stairs to the first floor.

### Sitting Room 14'1" x 11'2" (4.29m x 3.40m)

A light and airy room with a feature marble fireplace having a wooden surround, ceiling cornice, radiator and window to the front elevation.

### Kitchen 17'1" x 9'4" (5.21m x 2.84m)

a Good sized kitchen with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splashback. Inset one and a half bowl sink unit with mixer tap, provision for an electric cooker, plumbing for an automatic washing machine and space for a freestanding American style fridge freezer. Ceiling cornice, window to the side and door out to the rear garden. Adjoining:

### Dining Area 10'7" x 9'5" (3.23m x 2.87m)

A superb addition situated off the kitchen providing an ideal space for modern living enjoying a dual aspect with windows to the side and rear elevation. Radiator, ceiling cornice and wall light point.

## First Floor

### Landing

With window to the side elevation and laddered access to the boarded roof void with light.

### Bedroom 1. 13'0" x 10'6" (3.96m x 3.20m)

A generous double bedroom having a fitted wardrobe, ceiling cornice, radiator and window to the front elevation.

### Bedroom 2. 10'10" x 10'9" (3.30m x 3.28m)

Another double bedroom with ceiling cornice, radiator and window to the rear elevation.

### Bedroom 3. 10'1" x 6'4" (3.07m x 1.93m)

A single bedroom which make an ideal study having a bulkhead storage cupboard, radiator and window to the front elevation.

### Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c, and pedestal wash basin with cupboard under. Heated towel rail, fully tiled walls, cupboard housing the gas fired boiler and window to the rear elevation.

### Outside

To the front of the property there is a flagged driveway providing off road parking with a low maintenance gravelled garden having flower borders whilst to the rear there is an



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enclosed garden with a spacious flagged patio and lawned area with outside tap. The property also benefits from a very useful garden store which has light and power.

### **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 10000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers (O2, EE, Vodafone & Three). For further information please refer to: <https://checker.ofcom.org.uk>

### **Council Tax Leeds**

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.

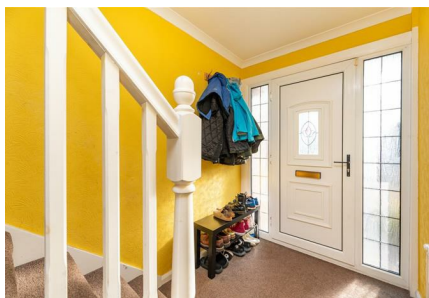
### **Viewing Arrangements**

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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### 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.

### 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.

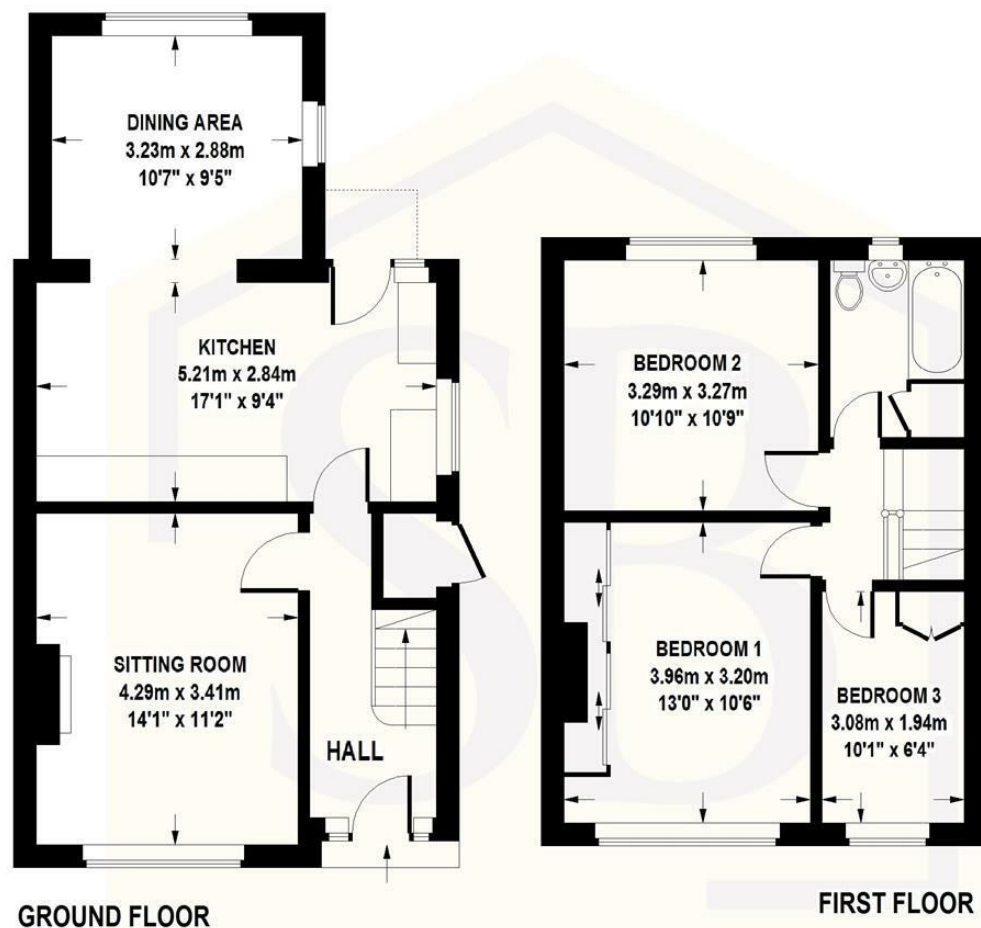
### Please Note


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.



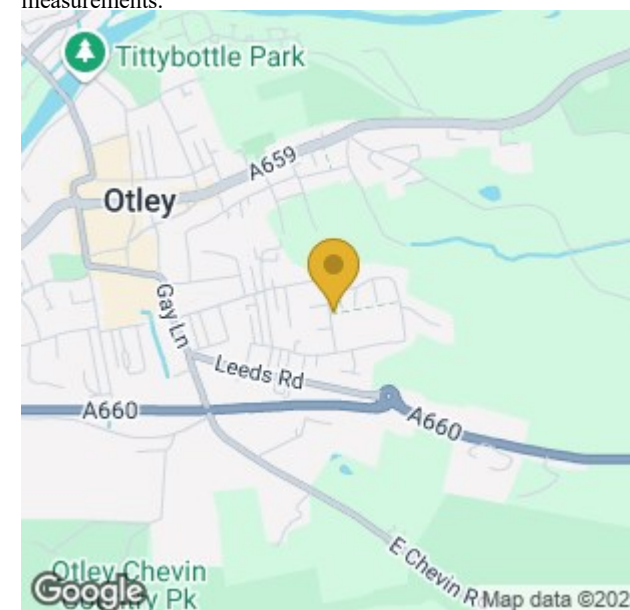
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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  
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