



51 ST. DAVIDS ROAD, OTLEY LS21 2AW

Asking price £475,000

FEATURES

- Extended Five Bedroom Detached House Located Within A Very Popular Neighbourhood
- An Ideal Family Home Well Placed For The Local Schools Including Prince Henry's Grammar School
- Sitting Room With A Warming Wood Burning Stove Fitted
- Living & Dining Area Adjoining The Kitchen And The Conservatory
- Fitted Kitchen With A Built In Double Oven & Hob Included
- Valuable Downstairs WC And A Smart Modern First Floor House Bathroom
- Privately Enclosed Gardens, A Great Summer House, Driveway And Garage
- EPC Rating D / Tenure Freehold / Council Tax Banding E.



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ESTATE AGENTS

5 Bedroom House - Detached located in Otley

The perfect home for a young growing family, this extended and much improved five bedroomed detached house offers fantastic living accommodation, is set in an attractive private garden and includes good parking and a garage. Very well placed for the local schools including the highly regarded Prince Henry's Grammar School we strongly recommend an appointment to view this fine home. The accommodation commences with an entrance porch, ideal for kicking off those muddy boots and wet coats. This leads on to the entrance hallway. A living room to the front is a fabulous reception room and includes a wood burning stove. Double doors lead through to a large living and dining area, the kitchen and a conservatory. Moving up to the first floor, there are five bedrooms and a smart modern four piece house bathroom that includes a walk in shower and a bath. Externally there are neat gardens to the front and fully enclosed rear, with the rear also having a lovely summer house. A neat driveway to front leads to a single garage. To arrange your viewing of this fine family 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, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Porch

Via an outer door with a glazed inset, windows to the front and side elevations. The perfect area to kick off those muddy boots and wet coats.

Hallway

A welcoming entrance to the house, having the staircase to the first floor and a central heating radiator.

Downstairs WC

Fitted with a low level wc, a wash hand basin to a vanity unit and an extractor fan.

Living Room 15' x 10'8" (4.57m x 3.25m)

A lovely reception room with a large window to the front elevation, a focal wood burning stove and a central heating radiator.

Dining Room 17'4" x 8'4" (5.28m x 2.54m)

Open plan living and dining area having a central heating radiator window and door to the rear garden.

Kitchen 9'10" x 7'11" (3.00m x 2.41m)

Fitted range of beech kitchen units having beech worksurfaces over and a sink unit inset. The kitchen includes a built in electric double oven with one being a microwave / oven combination and an electric hob, provides space and plumbing for a dishwasher, has a window looking out over the attractive rear garden and a connecting door to the garage which also houses the washing machine.

Conservatory 8'10" x 8' (2.69m x 2.44m)

A great addition the conservatory has a glass roof, windows and French doors to the garden. Central heating radiator allowing for use all year round.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'7" x 10'8" (3.84m x 3.25m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 11' x 9' (3.35m x 2.74m)

Light and airy having windows to the side and rear elevations with a very pleasant outlook. Central heating radiator.

Bedroom 3. 12'2" x 7'10" (3.71m x 2.39m)

Built in double wardrobe, a central heating radiator and a window to the side elevation.

Bedroom 4. 8'4" x 7'10" (2.54m x 2.39m)

Built in wardrobe, a central heating radiator and windows to the side and rear elevations.

Bedroom 5 / Study / Dressing Room 8' x 6'3" (2.44m x 1.91m)

Currently used as a dressing room having a window to the front elevation, the bulkhead and a central heating radiator.

House Bathroom

A smartly appointed modern four piece house bathroom incorporating a walk in shower with a



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

glazed screen, a panelled bath, wash hand basin to a vanity unit and a low level wc. Complemented by tiled walls, a central heated towel rail and two windows to the rear elevation.

Outside

The property provides good parking to the neat block paved double width driveway. This in turn leads to the integral garage (19'7" x 7'11") having a door to the front, window to the side, light and power points together with plumbing for the washer. The front garden is laid to lawn and privately screened by conifer hedging, a selection of shrubs and plants and a lovely corner seating area privately tucked away. The garden to the rear is fully enclosed and offers a neat lawn with stocked borders, an ornamental water feature and a smart modern summerhouse which has power supplied and a gravelled patio to its front.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Integral Garage

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 10000 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.



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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

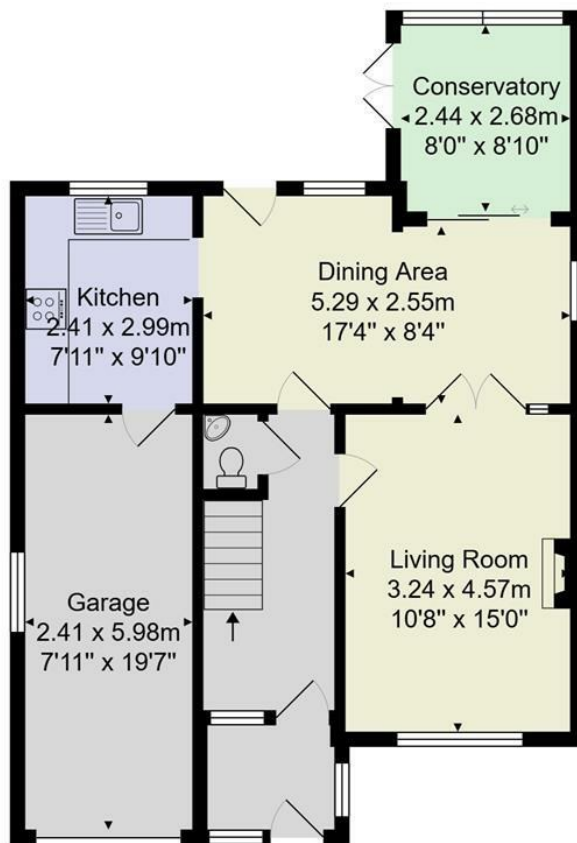
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

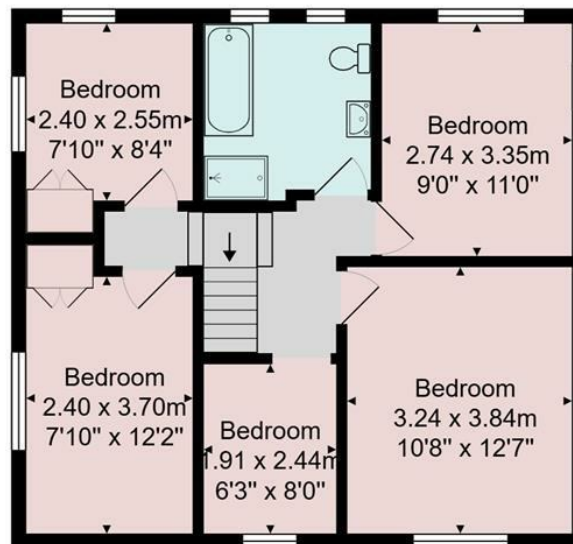
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Ground Floor



First Floor

Total Area: 130.8 m² ... 1408 ft²

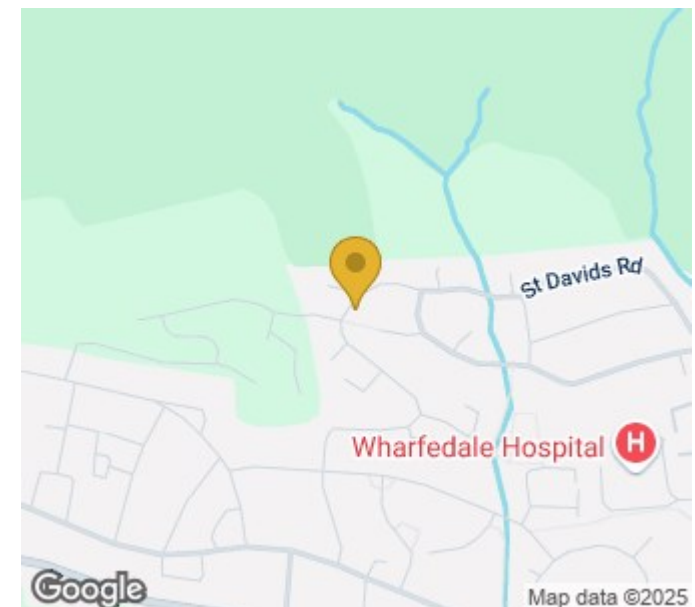
All measurements are approximate and for display purposes only.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
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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