



26 ST. DAVIDS ROAD, OTLEY LS21 2AW

Asking price £415,000

FEATURES

- Beautifully Presented Two Double Bedroomed Detached Bungalow
- Smart Modern Bathroom Fitted With A Walk In Shower
- Attractive Gardens, Fully Enclosed To The Rear And Not Directly Overlooked
- Potential To Expand The Living Space To The Loft Area (Subject To Gaining The Required Approvals)
- Two Reception Rooms And A Well Appointed Kitchen
- Private Driveway Parking And An Attached Single Garage
- Fully Double Glazed And Gas Fired Central Heating, Cavity Wall Insulated & Loft Insulated
- EPC Rating D / Tenure Freehold / Council Tax Band D



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ESTATE AGENTS

2 Bedroom Bungalow - Detached located in Otley

A beautifully presented two double bedroomed detached bungalow offering attractive well maintained accommodation to the one level. The property is situated in the popular St David's residential neighbourhood, located on a bus route in to Otley town centre, close to the hospital and lovely open countryside. The property commences with an entrance porch to a spacious hallway. A lovely proportioned living room enjoys a focal modern fireplace and a large southerly facing window. A second reception room, used as a dining room is located to the rear having patio doors to the highly attractive and fully enclosed rear garden. Adjacent to the dining room is the kitchen which offers a good range of fitted kitchen units and integrated appliances. Two good double bedrooms sit either side of the house bathroom which has been fitted out with a large walk in shower. Externally there is good parking to the front, an attached single garage, and neat gardens to both the front and good sized rear garden, which is private and not directly overlooked. We strongly recommend an appointment to view this fine home, which can be easily 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 Porch

Via an outer door to the front elevation, tiled flooring and a window.

Hallway

A good sized hallway having the living accommodation off to the left, whilst the bedrooms and bathroom are off to the right. Useful built in storage cupboard and an access hatch with ladder to the loft, the majority of which is boarded.

Living Room 16' x 11'11" (4.88m x 3.63m)

A lovely light and airy sitting room having a large window to the front, a focal fireplace with a gas fire inset, central heating radiator and attractive moulded ceiling cornice complementing the decorations.

Dining Room 10'11" x 9'10" (3.33m x 3.00m)

With patio doors opening and looking out over the private rear garden, a central heating radiator and an open entrance in to the kitchen.

Kitchen 9'10" x 9'10" (3.00m x 3.00m)

Offering a comprehensive range of smartly appointed kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated tall fridge, a double oven and a gas hob with an extractor hood over. In addition to this there is space and plumbing for a washing machine and a dishwasher. Window to the rear and a door to the side porch.

Side Porch

Door to the garage, together with a door and window to the garden.

Bedroom 1. 12' x 11'1" (3.66m x 3.38m)

Having fitted wardrobes, drawer unit and cupboards, a central heating radiator and a window to the front elevation.

Bedroom 2. 12' x 12'1" (3.66m x 3.68m)

Central heating radiator and a window looking out over the rear garden.

Bathroom

Fitted with a smart modern three piece suite in white including a large walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled walls, a central heating radiator and two windows to the rear elevation.



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Outside

To the front the property benefits from having good parking, a neat gravelled garden with shrubs inset, paved pathway with handrails and the attached garage (16'2" x 8'10"). Moving around to the rear is a lovely proportioned garden formed around a good sized lawned garden with stocked borders, attractive timber summerhouse and a flagged patio, all fully enclosed by fencing, private and not directly overlooked.

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 or telephone them on 0113 2224404.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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

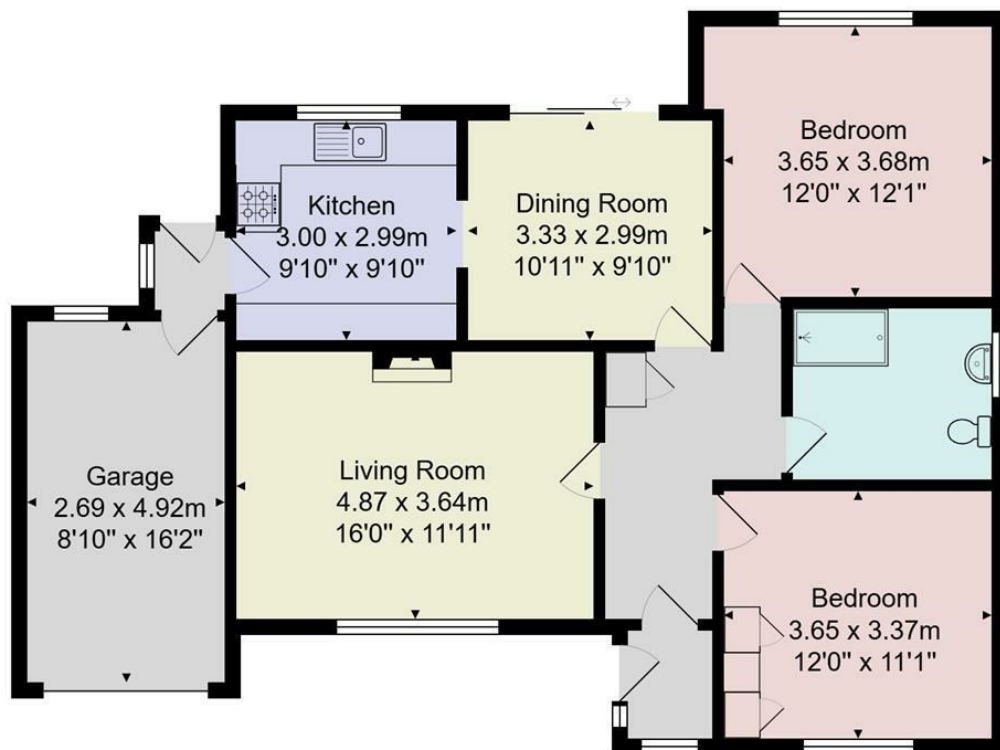
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

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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Total Area: 98.3 m² ... 1058 ft²

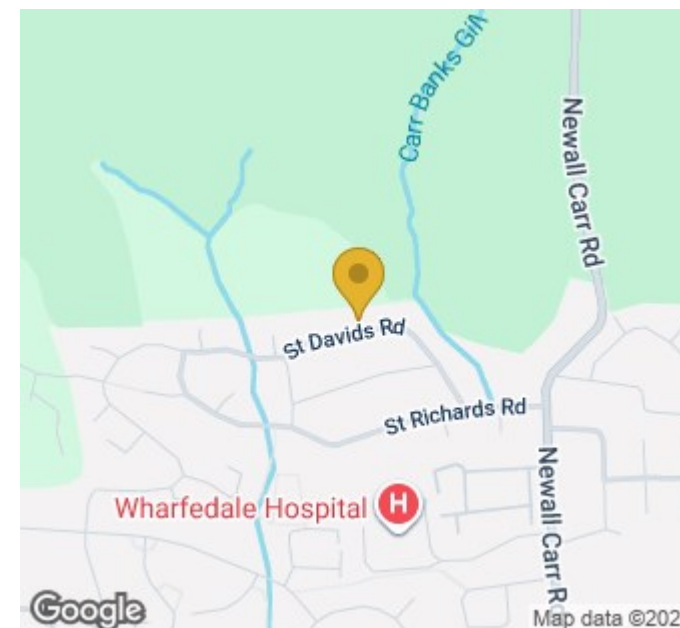
All measurements are approximate and for display purposes only.

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		82
(69-80) C		
(55-68) D	65	
(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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