





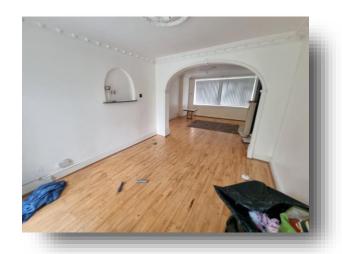




welcome to

Otley Old Road, Leeds

Offered with NO ONWARD CHAIN and SOLD AS SEEN is this spacious extended three bedroom semi-detached home in a popular residential area of LS16! Mature gardens to both front & rear! Gated driveway & separate garage! Spacious Accommodation throughout













Otley Old Road

Offered with NO ONWARD CHAIN and SOLD AS SEEN is this spacious extended three bedroom semidetached home in a popular residential area of LS16 - internal viewing is a must to appreciate the accommodation on offer which briefly comprises; Entrance hall, lounge, dining room, fitted kitchen/diner and conservatory to the ground floor. The first floor offers three good sized bedrooms and the bathroom. The property benefits from a gated driveway to the front and separate garage to the rear. There are mature gardens to both front and rear.

Ground Floor

Entrance Hallway

7' 5" x 15' 2" max (2.26m x 4.62m max)
A large entrance hallway with laminate flooring, radiator and stairs to the first floor.

Lounge

13' 1" max x 13' 4" (3.99m max x 4.06m)
A good sized lounge with feature fireplace, radiator, laminate flooring and window.

Dining Room

11' 7" x 10' 4" (3.53m x 3.15m)

A useful separate reception room with laminate flooring and glass door leading to the conservatory

Conservatory

20' 1" x 9' 5" (6.12m x 2.87m)

A great addition with laminate flooring, skylights and bi-fold doors to the rear.

Kitchen / Diner

17' 1" x 10' 5" + recess (5.21m x 3.17m + recess) The fitted kitchen features a range of wall and base units with provisions for all appliances, laminate flooring, radiator and ample space for dining space.

First Floor

Landing

A spacious landing with laminate flooring and window

Bedroom One

13' 6" x 12' 10" (4.11m x 3.91m)

A good sized double bedroom with laminate flooring, useful integrated storage, radiator and window

Bedroom Two

13' x 11' 8" (3.96m x 3.56m)

A second double bedroom with laminate flooring, radiator and window. There is also access to the boarded loft via pull down ladder

Bedroom Three

7' 7" x 6' 10" (2.31m x 2.08m) Laminate flooring, radiator and window

Bathroom

The bathroom comprises; bath with shower over, low flush wc, wash basin, heated towel rail, tiled flooring and walls and window to the rear and side

Outside

There is a gated driveway to the front providing off street parking

Mature gardens to both front and rear as well as benefiting from a separate detached garage to the rear.

Agents Notes

Please note that this property is sold of seen and limited information will be available with regards to property information.





welcome to

Otley Old Road, Leeds

- Three Bedroom Extended Home
- Gated Driveway & Separate Garage
- Mature Front & Rear Gardens
- Offered with NO CHAIN
- SOLD AS SEEN

Tenure: Freehold EPC Rating: D

£340,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106717



Property Ref: HFT106717 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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