Davies Properties



18 St. Martins Field

Otley, LS21 2FN

Asking Price £365,000

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A spacious four-bedroom townhouse offering versatile accommodation over three floors, with a driveway, garage and enclosed rear garden, pleasantly situated within the popular St Martin's Field development in Otley.

Ideal for families or professionals, the property provides a flexible layout and is conveniently positioned for Otley town centre and the highly regarded Prince Henry's Grammar School.

The ground floor comprises an entrance hallway, W/C, separate utility room and a versatile fourth bedroom, which could alternatively be used as a home office, playroom or additional reception room.

To the first floor is a contemporary dining kitchen fitted with a range of modern units and integrated appliances, with ample space for dining. A further W/C is also located on this level. The generous lounge provides an inviting place to relax and features a Juliette balcony.

Three further bedrooms are positioned on the second floor, including the principal bedroom with its own en-suite shower room and Juliette balcony. A family bathroom serves the remaining bedrooms.

The property benefits from gas central heating and uPVC double glazing throughout.

Externally, a driveway provides off-road parking and access to the garage, while the enclosed rear garden offers an attractive space for relaxing or entertaining during the warmer months.

With flexible accommodation, private parking and a desirable Otley location, this modern townhouse makes an excellent family home.

GROUND FLOOR

Entrance Hall
Composite entrance door leading into the entrance hallway, central heating radiator and stairs leading off to the first floor.

W/C
5'9" x 2'11" (1.75m x 0.89m)
With a WC, pedestal hand wash basin, tiling to the splash-back, central heating radiator and extractor fan.

Utility Room
10'5" x 7'00" (3.18m x 2.13m)
With base units, stainless steel sink, plumbing for a washing machine, combi boiler concealed in a cupboard, vinyl floor covering, central heating radiator and extractor fan. Useful under stairs storage cupboard and access to the integral garage. Composite entrance door leading out to the rear garden.

Office / Bedroom Four
8'9" x 6'1" (2.67m x 1.85m)
With a uPVC double glazed window to the rear elevation and a central heating radiator.

FIRST FLOOR

Landing
With a central heating radiator.

Kitchen/Diner
16'1" (max) x 12'9" (4.90m (max) x 3.89m)
With a range of matching glossy wall and base units, integrated fridge/freezer, plumbing for a dishwasher, integrated under-counter double oven, gas hob with extractor hood over, one and a half bowl stainless steel sink, tiling to the splash-backs, two central heating radiators and two uPVC double glazed windows to the rear elevation.

W/C
9'1" x 3'7" (2.77m x 1.09m)
With a W/C, pedestal hand wash basin, tiling to the splash-backs and a central heating radiator.

Lounge
16'3" x 11'0" (4.95m x 3.35m)
With uPVC double glazed French doors opening out to the Juliette balcony, uPVC double glazed window to the front elevation, electric fire complimented with a wooden surround and a central heating radiator.

SECOND FLOOR

Landing

With a large airing cupboard / storage cupboard, central heating radiator and loft hatch

Family Bathroom

6'9" x 6'2" (2.06m x 1.88m)

With a white three-piece suite comprising of a panelled bath, W/C and pedestal hand wash basin. UPVC double glazed window to the rear elevation and a central heating radiator.

Master Bedroom

12'3" x 9'0" (3.73m x 2.74m)

With uPVC double glazed French doors opening out to a Juliette balcony overlooking the rear garden, central heating radiator and a useful, built-in storage cupboard.

En-suite

5'11"x 5'1" (1.80mx 1.55m)

With a shower cubicle, W/C, pedestal hand wash basin, tiling to the splash-backs and a central heating radiator.

Bedroom Two

13'7" (max) x 9'0" (4.14m (max) x 2.74m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Three

10'11" x 6'10" (3.33m x 2.08m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

EXTERIOR

To the front of the property is a block-paved driveway providing useful off-road parking, (with the potential to convert the existing garden area into an additional parking space), leading to a single integral garage. A pathway leads down the side of the property to the enclosed rear garden, which has a large lawned area with mature trees and shrubs, making a serene outdoor space ideal for enjoying the summer months.

OTHER INFORMATION

~ Council Tax Band 'C'
~ Tenure: Freehold
~ Parking: Driveway and integral garage
~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

AREA (Otley)

Otley is an historic market town of approx 20,000 people. Still has regular markets in the cobbled centre, and shops including pharmacy, post office, and many eating opportunities. There is the opportunity for walks along the river with playground and café, tennis courts and open areas. Close by high school and primary school within walking distance. Easy access to both Leeds city, and out to North Yorkshire and open country.

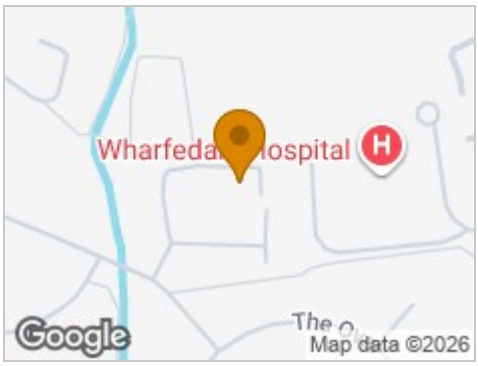








Road Map



Hybrid Map



Terrain Map



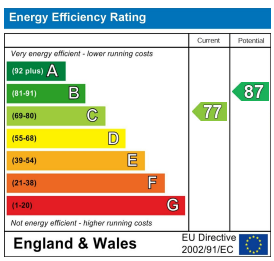
Floor Plan



Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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