



# 11 ST. MARTINS FIELD, OTLEY LS21 2FN

**Asking price £385,000**

## FEATURES

- Excellent Proportioned End Town House
- Jack 'n' Jill En-Suite, A House Bathroom & Valuable Downstairs WC
- Valuable Home Office And A Lovely Sitting Room With French Doors & Juliet Balcony
- Fully Enclosed Gardens To The Rear Elevation
- Well Placed Within Easy Walking Distance Of The Local Schools
- 3 Bedrooms All Good Doubles
- Spacious Dining Kitchen With French Doors To The Fully Enclosed Rear Garden
- Driveway Parking And An Attached Single Garage
- Ideal For Families, Close To An Open Green And On A No Through Road
- EPC Rating C / Tenure Freehold / Council Tax Band D



# Spacious 3 Bedroomed End Town House

Nestled in the tranquil St. Martins Field, Otley, this charming end town house offers a perfect blend of modern living and family comfort. Built around 2010, this well-proportioned home spans an impressive 1,254 square feet and is ideally situated at the end of a peaceful no-through road, ensuring a serene environment for you and your family.

The property boasts three double bedrooms, making it an excellent choice for families or those seeking extra space. The convenience of two bathrooms, including a Jack 'n' Jill ensuite connecting the first and second bedrooms, adds to the practicality of this delightful home. Each floor is thoughtfully designed with toilet facilities, enhancing the overall functionality of the living space.

The heart of the home is the generously sized dining kitchen, which features elegant French doors that open out to a fully enclosed rear garden. This outdoor space is perfect for entertaining or simply enjoying a quiet moment in the fresh air. Additionally, the ground floor includes a valuable home office, ideal for those who work remotely or require a dedicated space for study.

Parking is a breeze with space for two vehicles, to the driveway and the garage, ensuring that you and your guests can come and go with ease. The property is also conveniently located within easy walking distance of excellent schools, including the highly regarded Prince Henry's Grammar School, making it an ideal choice for families with children.

In summary, this delightful end town house in St. Martins Field is a wonderful opportunity for those seeking a modern, well-equipped family home in a peaceful setting. With its thoughtful design and proximity to local amenities, it is sure to appeal to a wide range of buyers.

To arrange your viewing of this fine 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 and 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 Hallway

A spacious entrance hallway having a door to the front elevation and a window to the side. Staircase to the first floor.

## Downstairs WC

Fitted with a two piece suite in white that includes a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.

## Home Office 9'9" x 8'8" max (2.97m x 2.64m max)

Essential in most homes these days is the need for a home office and this property has that room so that you don't need to be sat working in the kitchen or in your bedroom. This home office has a central heating radiator and a window to the front elevation.

## Dining Kitchen 18'5" x 14'2" max (5.61m x 4.32m max)

A lovely spacious dining kitchen perfect for family time and for entertaining with friends. Offering a comprehensive range of fitted kitchen units having worksurfaces over and a sink unit inset. Built in electric oven with a gas hob over, integrated fridge freezer, together with space and plumbing for both a washing machine and a dishwasher. Large storage cupboard, tiled flooring, windows and French doors to the rear garden.

## First Floor Landing

With access to the following rooms:

## Sitting Room 14'2" x 13'7" max (4.32m x 4.14m max)

Spacious sitting room with windows and French doors to a Juliet balcony, and a central heating radiator.

## Bedroom 3. 14'2" x 8' (4.32m x 2.44m)

Central heating radiator and a window to the rear elevation.

## Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower and a screen over, a wash hand basin and a low level w.c. Complemented by tiled splash backs, a central heating radiator and an extractor fan.

## Second Floor Landing

With access to the following rooms:

## Bedroom 2. 14'2" x 8' (4.32m x 2.44m)

Central heating radiator and a window to the rear elevation.

## Bedroom 1. 14'2" x 13'7" (4.32m x 4.14m)

A lovely proportioned principle bedroom benefitting from having fitted wardrobes, a central heating radiator and a window to the front elevation.

## Jack 'n' Jill En-Suite

Connecting doors to the two top floor bedrooms, the en-suite includes a step in shower, a wash hand basin and a low level w.c. Central heating radiator and an extractor.



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### Outside

To the front is a small shrubbed garden and patio area. A driveway provides parking for one car and leads to a single garage 17'10" x 8'4". Moving around to the rear is a very pleasant garden, fully enclosed by fencing, predominately laid to lawn with well stocked shrubbed borders and a patio.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

### 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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

### Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

### 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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### **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**

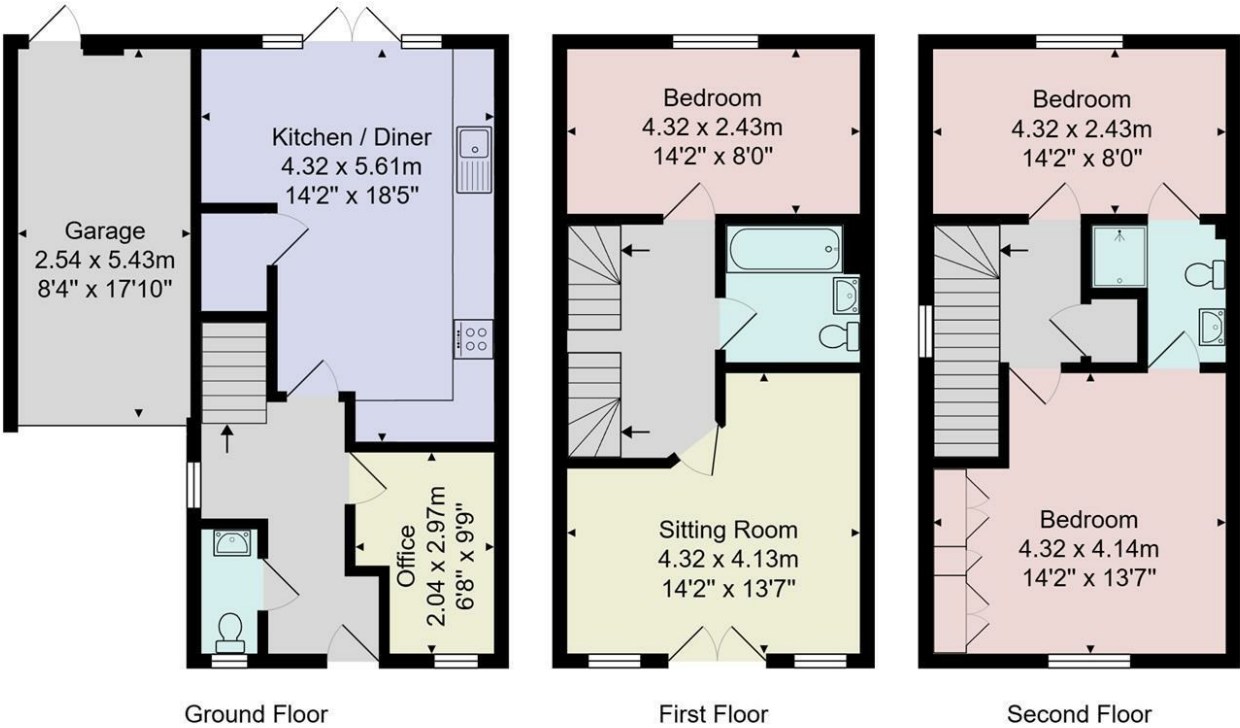
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.



Total Area: 130.2 m<sup>2</sup> ... 1401 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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