63 ST. DAVIDS ROAD, OTLEY LS21 2AW

Asking price £435,000

FEATURES

- An Extended Four Bedroom Detached Family Home
- Attractive Gardens To The Front And The Fully Enclosed Rear
- Block Paved Driveway And An Integral Garage
- Well Placed For The Local Schools Including Prince Henry's Grammar School
- Lounge Through To A Dining Area With French Doors To The Rear Garden
- Extended Breakfast Kitchen And A Valuable Downstairs WC
- Smart Fully Tiled Four Piece House Bathroom
- EPC Rating C / Tenure Freehold / Council Tax Band E

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SHANKLAND BARRACLOUGH ESTATE AGENTS

4 Bedroom House - Detached located in Otley

A perfect home for a young growing family, this delightful detached house offers a perfect blend of comfort and style. Built in the 1970s, this property spans an impressive 1,230 square feet and boasts a light and airy atmosphere throughout, making it an inviting space for families and entertaining guests alike.

The home features two spacious reception areas, including a good-sized lounge that flows seamlessly into a dining room. French doors open from the dining area to the enclosed rear garden, creating a wonderful connection between indoor and outdoor living. The extended breakfast kitchen is a highlight, providing ample space for culinary adventures and family gatherings.

With four well-proportioned bedrooms, this property is ideal for families seeking room to grow. The upstairs is complemented by a smart four-piece family bathroom, which includes both a shower cubicle and a bath, ensuring convenience for all. Additionally, the valuable downstairs w.c adds practicality to daily living.

Outside, the property is surrounded by attractive, neat gardens both at the front and rear, enhancing its kerb appeal. The block-paved driveway offers private off road parking, while the integral garage provides further storage or parking options.

This home is not just a property; it is a sanctuary that combines modern living with the charm of a well-established neighbourhood. With its desirable features and prime location, this house on St. Davids Road is a wonderful opportunity for those looking to upsize within the town or to settle within the picturesque town of Otley.

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
Patio doors create a small porch area to the front before entering the welcoming hallway, with attractive wooden flooring, a central heating radiator and the staircase to the first floor.

Downstairs WC
Fitted with a low level wc and a wash hand basin.

Lounge 17'4" x 10'8" (5.28m x 3.25m)
Large window to the front elevation, a central heating radiator and a focal fireplace with a gas fire inset.

Dining Area 10' x 9'5" (3.05m x 2.87m)
Having a tall central heating radiator and French doors with full length windows either side, out to the enclosed rear garden.

Breakfast Kitchen 15'4" x 12'6" (4.67m x 3.81m)
Offering a range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Space and provision for a gas cooker, plumbing for both a washer and a dishwasher and further space for a condensing tumble dryer. Central heating radiator and a window to the rear garden.

Side Lobby
With a door to the garage and a further door to the side elevation.

First Floor Landing
With access to the following rooms:

Bedroom 1. 13' x 10'8" (3.96m x 3.25m)
Central heating radiator and a window to the front elevation.

Bedroom 2. 10'11" x 10'6" (3.33m x 3.20m)
Central heating radiator and a window looking over the rear garden.

Bedroom 3. 15'8" x 8'8" (4.78m x 2.64m)
Central heating radiator and a dormer window to the side elevation. Useful deep cupboard with a window to the rear.

Bedroom 4. 9'1" x 6'1" (2.77m x 1.85m)
Built in cupboard over the bulkhead, a central heating radiator and a window to the front elevation.

House Bathroom
A good sized house bathroom, fitted with a four piece suite and complemented by fully tiled walls and flooring. The bathroom comprises a bath, a corner shower cubicle, wash hand basin and a low level wc. Central heating radiator and two windows to the rear.

Gardens, Parking And Garage
To the front the property has a neat lawned garden with attractive stocked borders and a tree. A block paved driveway provides private off road parking and leads to the integral garage (16'3" x 8') with an up and over door to the front elevation.

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

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.

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

26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

St. Davids Road, Otley, LS21

Main House = 111.3 sq m / 1198 sq ft
Limited Use Area = 2.6 sq m / 28 sq ft
Garage = 12.4 sq m / 133 sq ft
Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft

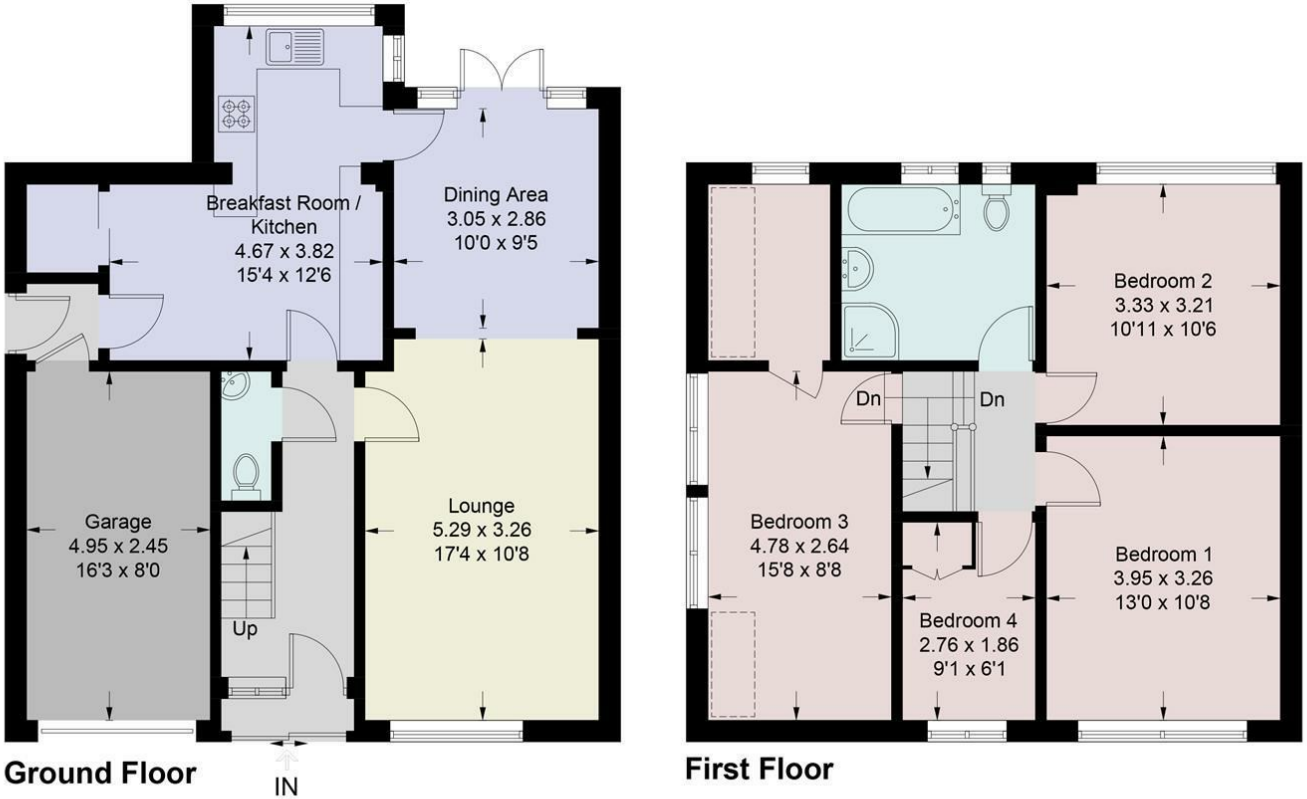

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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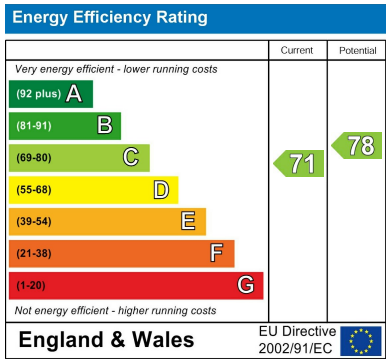

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Call us on 01943 889010
info@shanklandbarraclough.co.uk
www.shanklandbarraclough.co.uk

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