



12 DUNCAN AVENUE, OTLEY LS21 3LN

Asking price £350,000

FEATURES

- Deceptively Spacious Mature Three Double Bedroomed Semi Detached House
- Sitting Room With A Feature Open Fire
- Four Piece House Bathroom Including A Shower Cubicle & Bath
- Large Garage And An Attached Office
- Fabulous Principle Bedroom With En-Suite Added in 2015
- Smart Modern Kitchen With Adjoining Garden Room
- An Abundance Of Parking To The Front, Side And Rear
- EPC Rating C / Tenure Freehold / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Spacious 3 Double Bedroomed Semi Detached House

This deceptively spacious and well presented semi-detached house offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,128 square feet, arranged over three floors, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the home is a smartly appointed modern dining kitchen, which seamlessly opens into a bright and airy garden room, perfect for enjoying leisurely meals or entertaining guests. The adjoining sitting room is a welcoming reception room and includes an open fire. The property has been thoughtfully extended in 2015, creating a generous principal bedroom complete with a stylish en-suite bathroom, ensuring a private retreat for the homeowners on the top floor.

Located on the middle floor, the modern four-piece house bathroom is a standout feature, equipped with a luxurious multi-jet shower cubicle and a relaxing bath, catering to all your bathing needs. The ground floor also benefits from having a valuable downstairs wc.

For those who require additional workspace, the large detached garage is a fantastic asset, featuring an adjoining office that is perfect for remote working or creative pursuits. The property also offers ample parking for several vehicles, providing convenience for families or guests.

With its mature surroundings and well-designed living spaces, this semi-detached house on Duncan Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

To arrange your viewing, 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 Vestibule

Via an outer door to the front elevation, a window to the side and the staircase to the first floor.

Sitting Room 15' x 12'6" (4.57m x 3.81m)

A lovely welcoming reception room which has an open fire to a surround inset to the chimney breast. Central heating radiator and a window to the front elevation.

Dining Kitchen 14'10" x 7'10" (4.52m x 2.39m)

Offering a good range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen also includes an integrated dishwasher, an electric oven and hob with an extractor hood over and tiled flooring.

Garden Room 13'2" x 7'11" (4.01m x 2.41m)

Open from the kitchen, the garden room was added in 2001 and looks out over the rear garden. Central heating radiator and a French doors to the garden.

Side Lobby

Door to the side elevation and a useful deep understairs cupboard.

Downstairs WC

Low level wc, a wash hand basin and a window.

First Floor Landing

A spacious landing area with a window to the side elevation and the staircases to the upper and lower floors.

Bedroom 2. 12'1" x 9'6" (3.68m x 2.90m)

Central heating radiator and a window to the front.

Bedroom 3. 11'1" x 10'1" (3.38m x 3.07m)

Central heating radiator and two windows to the rear.

House Bathroom

A good sized house bathroom fitted with a four piece suite in white comprising a step in shower cubicle with a multi jet shower, perfect for waking you up in the morning. Panelled bath, a low level wc and a wash hand basin. Central heating radiator and windows to the side and rear elevations.

Top Floor

A fabulous principle bedroom with an en-suite, created in 2015.

Bedroom 1. 15'2" x 13'3" (4.62m x 4.04m)

A fabulous retreat of a bedroom having a large dormer window to the rear with Chevin views, together with two Velux styled windows to the front providing excellent natural light. Central heating radiator.

En-Suite

Fitted with a three piece suite comprising a step in shower cubicle, a wash hand basin and a low level w.c. Central heating radiator and a window to the rear.

Outside



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Garage 17'2" x 10'8" (5.23m x 3.25m)

With light and power and an electronic door to the front.

Office 16'8" x 10' (5.08m x 3.05m)

For those working from home or needing a hobbies area, this is the perfect space. Window and a door to the garden, light, power and water all supplied.

Gardens & Parking

The property offers an abundance of parking having attractive grey sets to the front, which continue down the gated driveway and on to the garage. The rear is completely enclosed and offers a selection of shrubs and bushes and a raised decked patio.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax

Leeds City Council Tax Band B. 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 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.

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.

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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Duncan Avenue, Otley, LS21

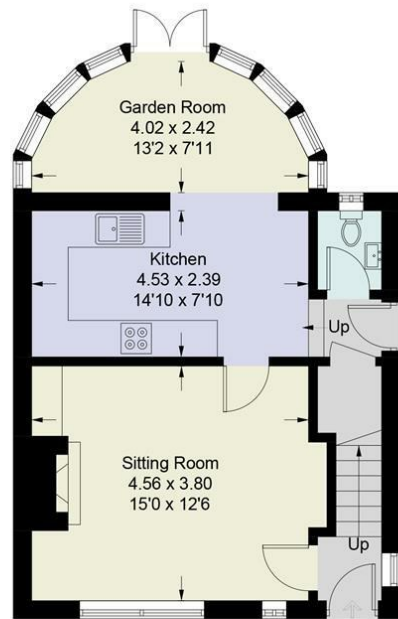
Main House = 104.8 sq m / 1128 sq ft

Limited Use Area = 4.0 sq m / 43 sq ft

Garage = 16.7 sq m / 180 sq ft

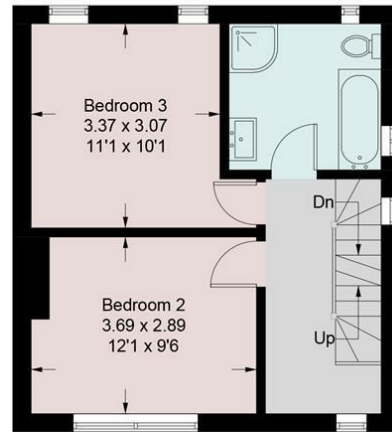
Office = 15.8 sq m / 170 sq ft

Approximate Gross Internal Area = 141.3 sq m / 1521 sq ft

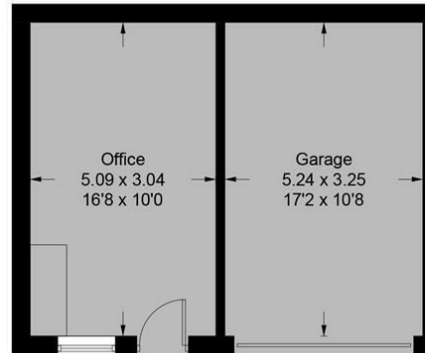


Ground Floor

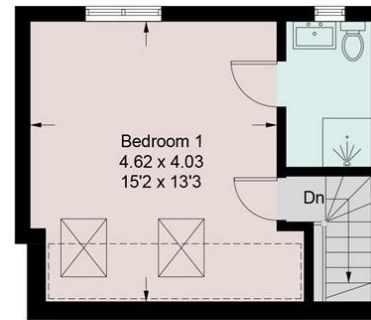
= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

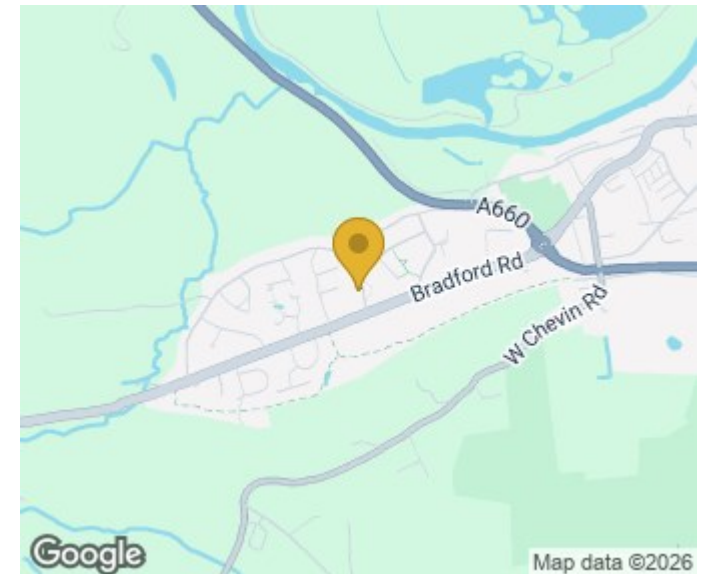


Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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.



Call us on 01943 889010
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