



95 ST. DAVIDS ROAD, OTLEY LS21 2RG

Asking price £350,000

FEATURES

- Light and Airy Extended Detached Bungalow In A Popular Neighbourhood
- Cream Wall And Base Units With A Built In Oven, Hob And Dishwasher
- Two Good Sized Bedrooms
- Driveway Parking And An Integral Single Garage
- Living Room With A Picture Window And A Dining Room With Patio Doors
- Stylish Modern Three Piece House Bathroom
- Neat Gardens To The Front And Enclosed Rear Garden
- EPC Rating D / Tenure Freehold / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Bungalow - Detached located in Otley

Nestled in the serene and picturesque St. Davids Road, Otley, this charming detached bungalow offers a delightful blend of comfort and modern living. Built in the late 1960's this well-presented extended property spans an impressive 882 square feet and boasts two spacious reception rooms, perfect for both relaxation and entertaining.

The bungalow features two inviting bedrooms, providing ample space for rest and privacy. The smart modern breakfast kitchen is a highlight, designed to cater to your culinary needs while offering a bright and airy atmosphere. The stylish modern bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and enjoyable.

Set within an attractive and peaceful cul-de-sac, this home benefits from neat, well-maintained gardens that enhance its curb appeal. The property also includes private driveway parking along with an integral single garage, providing convenience and security for your vehicles.

With its extended accommodation and thoughtful layout, this bungalow is ideal for those seeking a tranquil lifestyle without compromising on modern amenities. Whether you are a first-time buyer, a downsizer, or looking for a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this lovely bungalow 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:

Breakfast Kitchen 14'1" x 8'11" (4.29m x 2.72m)

A light and airy kitchen having a door to the front together with windows to the front and side elevations. Well appointed with a good number of cream kitchen units having worksurfaces over and a sink unit inset. The kitchen also includes an integrated dishwasher, an electric oven and a four ring gas hob with an extractor hood over. Plumbing for a washing machine, the central heating boiler and a central heating radiator.

Living Room 18'11" x 10'10" (5.77m x 3.30m)

Having a modern wall mounted gas fire, large picture window to the front with views of Otley Chevin to the backdrop, and a central heating radiator.

Dining Room 15'9" x 8'1" (4.80m x 2.46m)

Central heating radiator and patio doors to the rear garden.

Inner Hall

With access to the following rooms:

Bedroom 1. 11'2" x 10'10" (3.40m x 3.30m)

Central heating radiator and a window to the rear.

Bedroom 2. 8'11" x 7'2" (2.72m x 2.18m)

Central heating radiator and a window to the rear.

Bathroom

The bungalow enjoys a smart modern bathroom fitted with a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by stylish tiled walls, a central eating radiator and a window to the side elevation.

Outside

To the front is a neat lawned garden with well stocked borders offering a lovely selection of shrubs and bushes. A driveway provides private off road parking and leads on to the integral garage 16' x 8'2" with an electronic door to the front. Moving around to the rear is an attractive and private garden which includes a couple of paved patio's, neat lawn with stocked borders, enclosed by fencing.



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Tenure & Services

Tenure: Freehold

All Mains Services Connected

Council Tax

Leeds City Council Tax Band D. 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. 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.

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

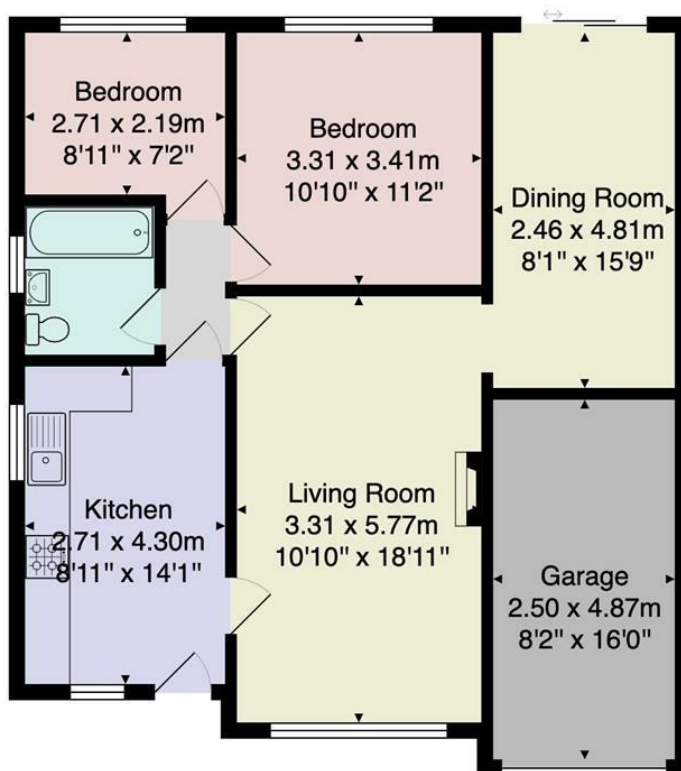
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

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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Total Area: 81.9 m² ... 882 ft²

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.

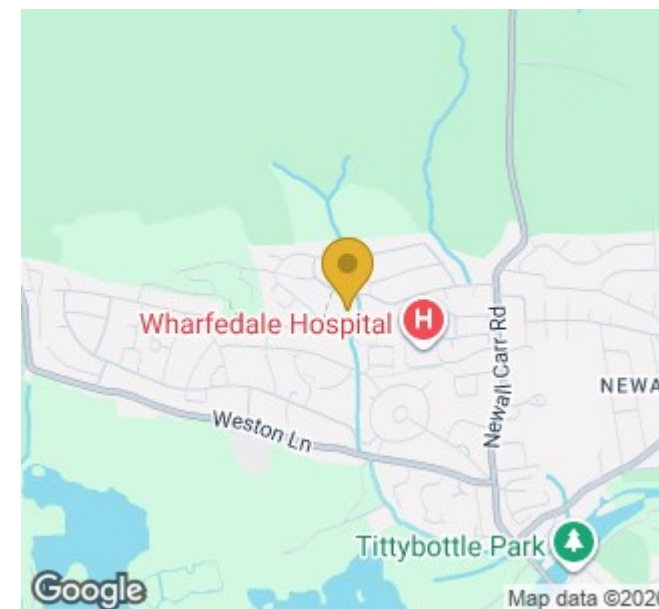
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

83

65

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@shanklandbarracrough.co.uk
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