



# 88 ST. DAVIDS ROAD, OTLEY LS21 2RQ

## Asking price £415,000

### FEATURES

- Spacious Detached Home
- Excellent Gardens
- Close to Local Schools
- Ideal for Families
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Garage & Driveway
- Popular Residential Area
- EPC Rating D / Freehold / Council Tax E



# Spacious 4 Bedroom Detached Home with Large Gardens

In an excellent spot in a popular residential area, this delightful family home offers a wonderful blend of space and potential. Spanning an impressive 1,514 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample room for a growing family or guests. The house features two bathrooms, ensuring convenience for all occupants and presents an excellent opportunity for those looking to add their personal touch.

The property is set on an excellent plot, providing generous gardens both at the front and rear, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, parking for up to three vehicles is available, a valuable asset in this desirable area.

This home is not just a property; it is a canvas for your family's future. With its spacious layout and potential for enhancement, it is a perfect choice for those seeking a comfortable and adaptable living space in easy reach of local schools and countryside. Do not miss the chance to make this house your home.

## 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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Hall

With a wooden front door with full height windows to either side allowing excellent natural light into the hallway.

#### Cloakroom

Fitted with a low suite wc and wash basin.

#### Dining Room 15'8" x 10' (4.78m x 3.05m)

A spacious and bright dining room with large window to the front elevation, and convenient access from either the hallway or kitchen.

#### Kitchen 26'8" x 7'8" (8.13m x 2.34m)

An extended and spacious kitchen with an excellent range of base and wall units providing ample storage, and with provision for a gas cooker, space and plumbing for undercounter appliances including a washing machine, dishwasher and fridge. Two windows overlooking the rear garden and a door leading out giving a wonderful flow between inside and out.

#### Sitting Room 23'10" x 10'10" (7.26m x 3.30m)

Another spacious room, spanning the length of the property, with a large window to the front and sliding patio doors to the rear. Tiled fireplace and hearth.

### First Floor

#### Landing

With loft access

#### Bedroom 15'8" x 8'3" (4.78m x 2.51m)

With a large window to the side, and full width fitted wardrobes with sliding doors.

#### Shower Room

A light and bright room, with tiled shower, tiled vanity unit housing the basin with cupboards beneath, and low suite wc. Window to the side.

#### Bedroom 13'1" x 10'6" (3.99m x 3.20m )

A spacious double bedroom with window to the front giving a particularly pleasant outlook across the valley to the east. Fitted wardrobes and bedside units.

#### Bedroom 11' x 10'6" (3.35m x 3.20m)

With window to the rear overlooking the gardens.

#### Bedroom 7'6" x 6'1" (2.29m x 1.85m)

An ideal single bedroom or home office, with window to the front again offering a lovely outlook.

#### Bathroom

Fitted with a panelled bath, pedestal wash basin, and useful airing cupboard. Window to the rear.

Separate WC with window to the rear.



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### Outside

The property stands in delightful plot with mature gardens to front and rear.

The front garden houses a tarmac driveway leading to the garage, with lawn and mature flowering shrubs and trees, with gated path to the side leading to the rear garden. The rear garden is enclosed and of an excellent size, with large patio, decking and gravelled areas, along with lawn and well-stocked borders.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and 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. For further information please refer to: <https://checker.ofcom.org.uk>

### Council Tax Leeds

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### 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.



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### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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

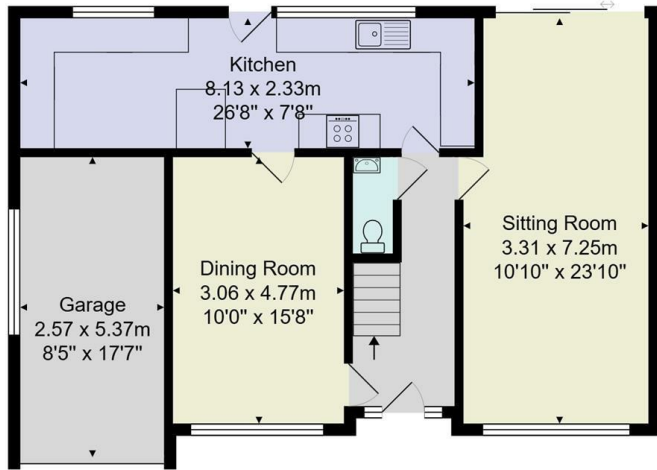
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

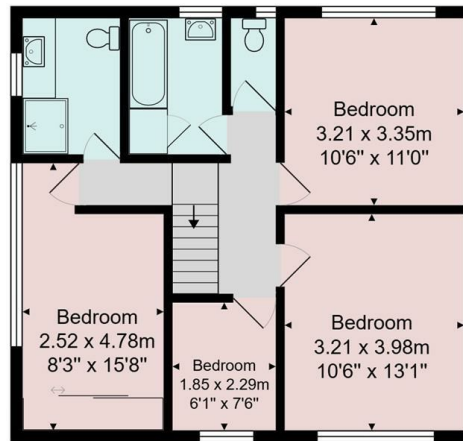
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Ground Floor



First Floor

Total Area: 140.7 m<sup>2</sup> ... 1514 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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