



131 BRADFORD ROAD, OTLEY LS21 3LH

Asking price £295,000

FEATURES

- Smartly Presented Three Bedroom Semi Detached House
- Freshly Decorated Throughout A New Floor Coverings Fitted
- Valuable Downstairs WC, Upstairs Three Piece House Bathroom
- EPC Rating C / Tenure Freehold / Council Tax Band B
- Long Garden To The Rear, Predominately Laid To Lawn
- Smart Modern Dining Kitchen With Built In Oven & Hob
- Off Street Parking For One Car
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Semi-Detached located in Otley

Conveniently placed on Bradford Road in the charming town of Otley, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and families alike. Spanning an impressive 804 square feet, the property boasts three well-proportioned bedrooms, making it ideal for comfortable living.

Upon entering, you will find a welcoming reception room that is perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the smart modern dining kitchen, which has been thoughtfully designed to cater to all your culinary needs. The property has been freshly decorated and features new floor coverings throughout, ensuring a contemporary and inviting atmosphere.

The upstairs houses a modern house bathroom complete with a WC, while an additional WC is conveniently located on the ground floor, enhancing the practicality of the home.

Outside, the property offers a generous lawned garden to the rear, providing an excellent space for outdoor activities or simply enjoying the fresh air. To the front, there is a smaller garden area along with parking for one vehicle, adding to the convenience of this lovely home.

Offered with the advantage of having no onward chain, this property is ready for you to move in and make it your own. With its ideal location and modern amenities, this semi-detached house on Bradford Road is not to be missed.

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 Hall

Via a composite outer door to the front elevation, staircase to the first floor, a central heating radiator and a window.

Sitting Room 14'11" x 12'5" (4.55m x 3.78m)

Laminated wooden flooring, a central heating radiator and two windows to the front elevation.

Dining Kitchen 15' x 7'10" (4.57m x 2.39m)

Modern range of wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and a gas hob with an extractor hood over, tiled flooring and a central heating radiator. Window and French doors to the rear garden.

Side Lobby

Composite door to the side elevation, tiled flooring and a deep cupboard that also houses the central heating boiler.

Downstairs WC

Fitted with a low level wc, a wash hand basin, tiled flooring, a central heating radiator and a window.

First Floor Landing

Access hatch to the loft and a window to the side elevation.

Bedroom 1. 11'8" x 9'11" (3.56m x 3.02m)

Two windows to the rear elevation and a central heating radiator.

Bedroom 2. 12'1" x 8'10" (3.68m x 2.69m)

Window to the front and a central heating radiator.

Bedroom 3. 8'7" x 8' (2.62m x 2.44m)

Central heating radiator and two windows to the rear.

House Bathroom

A three piece suite in white comprising a panelled bath with a mixer shower tap, a wash hand basin and a low level wc. Tiled flooring and splash backs, a central heated towel rail and a window.



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Outside

To the front is a small lawned garden with stone walling and a tarmac drive providing one off road parking space. Moving around to the rear is a lovely long garden, predominately laid to lawn.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway

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 1800 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

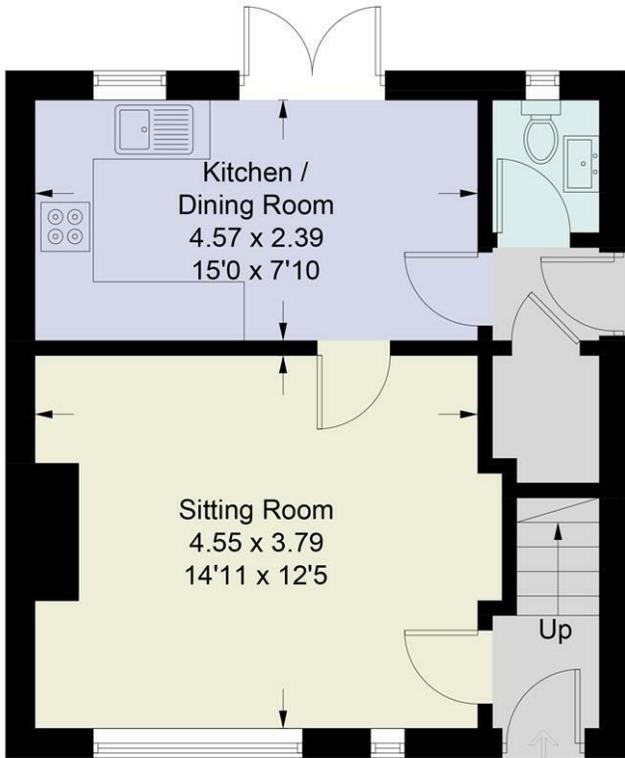
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



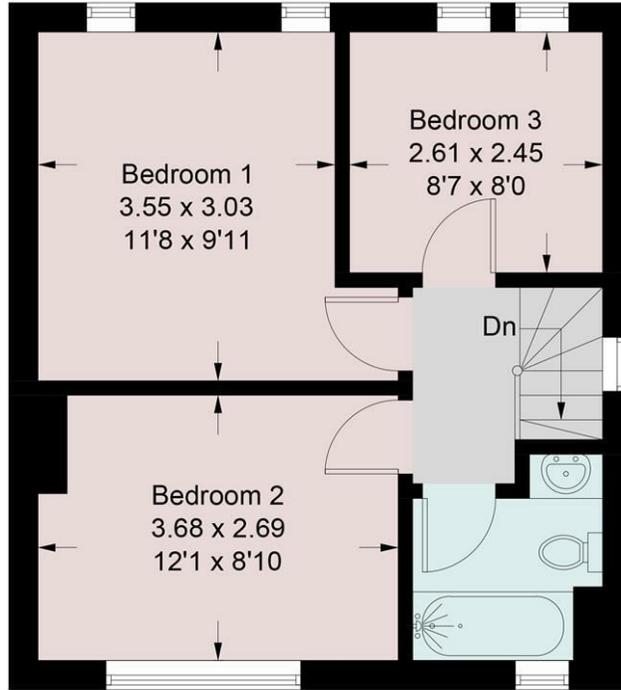
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Bradford Road, Otley, LS21

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



Ground Floor

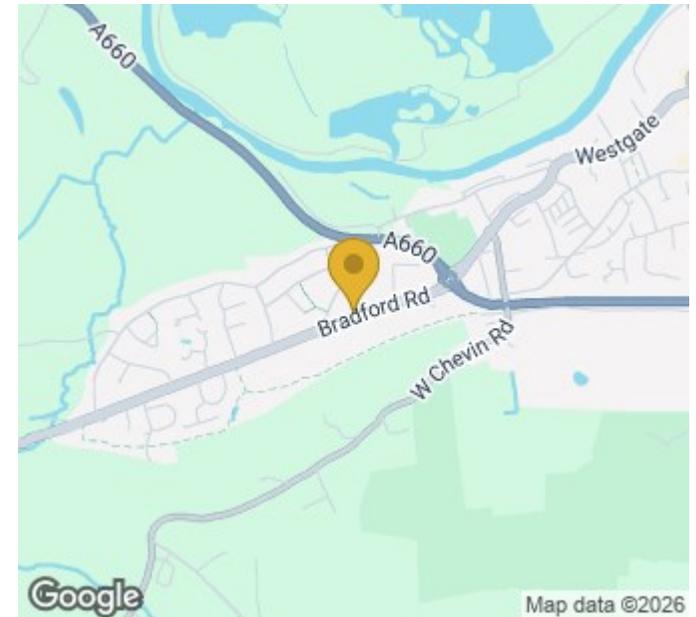


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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.



T: Call us on 01943 889010
E: info@shanklandbarraclough.co.uk
W: www.shanklandbarraclough.co.uk

