



# 208 BRADFORD ROAD, OTLEY LS21 3LT

## Asking price £325,000

### FEATURES

- Attractive And Well Presented Three Bedroomed Semi Detached Home.
- Sitting Room With Exposed Floorboards And A Chimney Breast With A Stove Inset
- Smartly Presented House Bathroom Fitted With A Three Piece Suite And Complemented By Tiled Walls
- Private Driveway Providing Off Road Parking
- Fantastic Long Southerly Facing Garden To The Rear Adjoining Open Countryside
- Well Appointed Dining Kitchen With A Valuable Utility Room Off
- Solar Panels & EV Charging Point Fitted Providing Sustainability & Modern Conveniences
- EPC Rating C / Tenure Freehold / Council Tax D



# 3 Bedroom House - Semi-Detached located in Otley

Nestled on Bradford Road in the charming town of Otley, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 899 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a cosy sitting room, where exposed floorboards and an attractive chimney breast with a gas stove creating a warm and inviting atmosphere. The heart of the home is undoubtedly the well-appointed dining kitchen, which is complemented by a valuable utility room, providing ample storage and convenience for everyday living.

The house boasts a smartly designed bathroom, featuring fully tiled walls that add a touch of elegance. Outside, the property truly shines with a fantastic long southerly facing garden that backs onto open countryside, offering a serene escape and a perfect setting for outdoor gatherings or simply enjoying the beauty of nature. The rear also offers a large garage store, with potential to be made in to a home office or garden room subject to gaining the required approvals.

Parking is a breeze with space for two vehicles to the driveway, and the addition of solar panels and an electric vehicle charging point highlights the property's commitment to sustainability and modern conveniences.

This charming home on Bradford Road is not just a property; it is a lifestyle choice, combining comfort, practicality, and a connection to the stunning countryside. Don't miss the opportunity to make this lovely house your new home.

To arrange your viewing, simply 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, ORIGINAL STRIPPED INTERNAL DOORS and with approximate room sizes, comprises:

## Entrance Hallway

Via a composite outer door with a long glazed inset, stripped floorboards, a central heating radiator and

the staircase to the first floor with a useful storage cupboard below. Stained glass window to the side elevation and picture rails complementing the decorations.

## Sitting Room 12'6" plus the bay x 11'4" (3.81m plus the bay x 3.45m)

A lovely reception room having a bay window to the front elevation, stripped floorboards, an exposed brick chimney breast with a gas stove inset and a central heating radiator.

## Dining Kitchen 17'9" x 10'9 (5.41m x 3.28m)

A lovely dining kitchen perfect for family life or entertaining with friends. Offering a good number of fitted kitchen units having worksurfaces over with a sink unit inset and tiled splash backs over. The kitchen includes a built in electric oven and hob with an extractor hood over, together with an integrated fridge-freezer and dishwasher. Attractive focal fireplace, a tall central heating radiator, window to the side elevation and patio doors to the southerly facing fully enclosed rear garden.

## Utility Room

The perfect area to come in, kick off the muddy boots and wet coats. Composite half glazed door to the rear garden, a sink unit, plumbing for a washer and the central heating boiler.

## First Floor Landing

Stained glass window to the side elevation and access to the following rooms:

## Bedroom 1. 12'6" x 11'5" (3.81m x 3.48m)

Central heating radiator and a window to the front elevation.

## Bedroom 2. 11'5" x 10'9" (3.48m x 3.28m)

Central heating radiator and a window to the rear looking over the long garden and the countryside beyond.

## Bedroom 3. 8'6" x 5'10" (2.59m x 1.78m)

Central heating radiator and a window to the front elevation.

## Bathroom WC

Fitted with a smart three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by fully tiled walls, a central heated towel rail and a window to the rear elevation.

## Outside

To the front is a neat garden with a tree inset. A driveway provides private off road parking and has an EV charging point fitted to the side of the house. Moving around to the rear you will find a most fabulous southerly facing garden that commences with a decked patio to a long lawned garden with a further stone patio area and then at the top the perfect area for children's play equipment. The top of the garden offers fantastic views and backs on to open countryside. The rear also offers a large (20'4" x 9'9") store, ideal for garden equipment, bikes etc, with light and power already fitted. This could potentially be made in to a home office / garden room subject to gaining the required approvals.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

### Council Tax

Leeds City Council Tax Band D. 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.

### 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](mailto: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

### 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.



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#### **Offer Acceptance & AML Regulations**

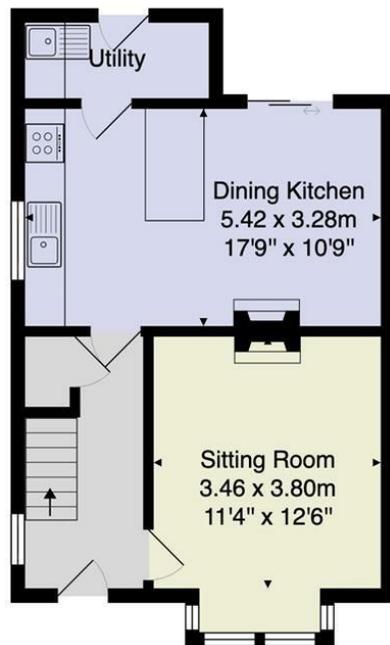
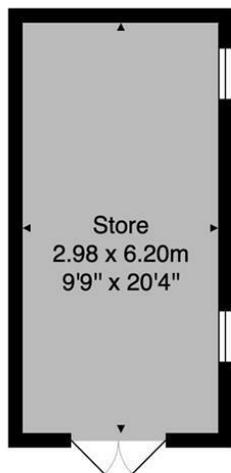
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

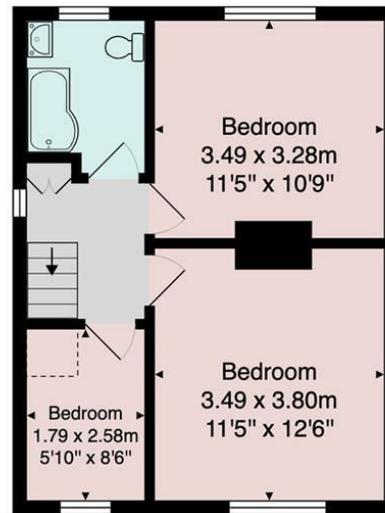
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



First Floor

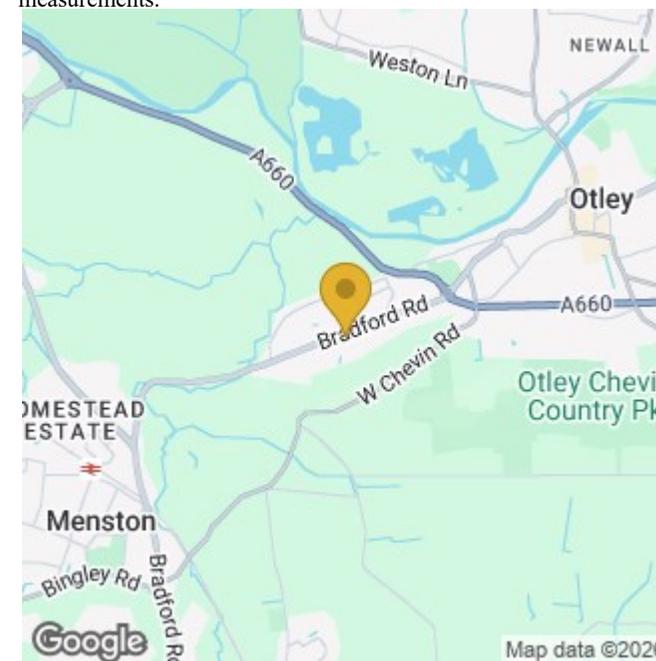
Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup> (excluding store)

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) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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