



42 ST. DAVIDS ROAD, OTLEY LS21 2AW

Asking price £460,000

FEATURES

- Spacious Four Bedroomed Detached House Located In A Small Cul-De-Sac
- Beautiful Open Outlook Over The Adjoining Fields
- Good Sized Garden That Wraps Around The House And Is Fully Enclosed
- Parking For Several Cars And A Detached Garage
- Four Bedrooms And Two Bathrooms
- Two Spacious Reception Rooms And A Breakfast Kitchen
- EPC Rating D / Tenure Freehold / Council Tax Band E / Solar Panels
- Offered With The Advantage Of Having No Onward Chain



4 Bedroom House - Detached located in Otley

Adjoining open countryside and nestled in a small cul-de-sac, this delightful four bedroomed detached house offers a perfect blend of comfort and potential. Built in 1968, this property spans an impressive 1,347 square feet and features two spacious reception rooms, making it an ideal setting for family gatherings and entertaining guests, together with an extended kitchen and a valuable cloaks wc to the ground floor.

With four well-proportioned bedrooms and two bathrooms, this home is designed to accommodate the needs of a growing family. The property is set at the head of a small cul-de-sac, providing a peaceful environment while still being conveniently located near local amenities. The highly regarded Prince Henry's Grammar School is within easy reach, making this location particularly appealing for families with school-aged children.

One of the standout features of this home is its highly attractive gardens, which boast beautiful views over the adjoining countryside. These outdoor spaces offer a serene retreat for relaxation and play, enhancing the overall appeal of the property. Additionally, the house provides ample parking for up to four vehicles, along with a detached single garage, ensuring convenience for residents and visitors alike.

The extended accommodation presents an excellent opportunity for further enhancement, allowing new owners to personalise the space to their liking. This property is not just a house; it is a wonderful family home that promises comfort, convenience, and the potential for future growth. Do not miss the chance to make this charming residence your own.

Offered with the advantage of having NO ONWARD CHAIN, we strongly recommend and appointment to view. To arrange your visit, 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 Hallway

A long and spacious hallway having a door and glazed side panel to the front elevation, a central heating radiator and the staircase to the first floor which also has a useful understairs storage cupboard.

Lounge 23'11" x 10'10" (7.29m x 3.30m)

A lovely light and airy reception room having windows to the front, side and rear offering lovely views out over the private gardens and the fields beyond. Two central heating radiators.

Dining Room 15'2" x 7'10" (4.62m x 2.39m)

Central heating radiator, windows to the front and side elevations.

Kitchen 14'1" x 12'10" (4.29m x 3.91m)

Fitted range of kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Provision for an electric cooker, space and plumbing for a dishwasher, central heating radiator, windows and a door to the rear garden.

Side Lobby / Utility Area

Having a door to the driveway, space and plumbing for a washer.

Downstairs WC

Fitted with a low level wc, a wash hand basin, tiled flooring and a window to the side elevation.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'1" x 10'11" (3.99m x 3.33m)

Central heating radiator and windows to the front and side elevations., with the side window enjoying beautiful countryside views.

Bedroom 2. 11'1" x 10'8" (3.38m x 3.25m)

Central heating radiator, built in wardrobes and windows to the front and side elevations., once again with the side and rear windows enjoying beautiful countryside views.

Bedroom 3. 13'3" x 7'11" (4.04m x 2.41m)

Built in cupboards, a central heating radiator and a window to the side elevation.

Bedroom 4. 9'3" x 6'2" (2.82m x 1.88m)

Built in cupboards over the bulkhead, a central heating radiator and a window to the front elevation.

Bathroom WC

Fitted with a smart four piece suite in white comprising a large walk in shower, a wash hand basin, a bidet and a low level wc. The bathroom is complemented by fully tiled walls, has a linen cupboard, a central heating radiator and a two windows to the rear elevation.

Shower Room & WC

Fitted with a three piece suite including a step in shower, a wash hand basin and low level wc. Complemented by tiled walls, a central heating radiator and a window to the rear.



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Outside

Modern resin driveway providing private off road parking which leads past the side and onto a carport and a detached garage. The gardens are a stand out feature of this house and wrap around the property, predominately laid to lawn, with a timber summerhouse to one corner, well stocked shrubbed borders, hedging and fencing enclosing. The gardens adjoin the stunning open countryside making this the perfect area to enjoy all day long.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & 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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit 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 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 marketed 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.



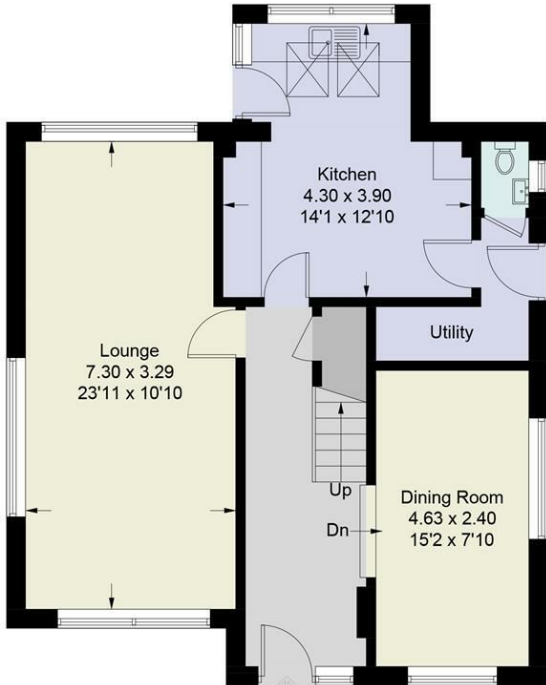
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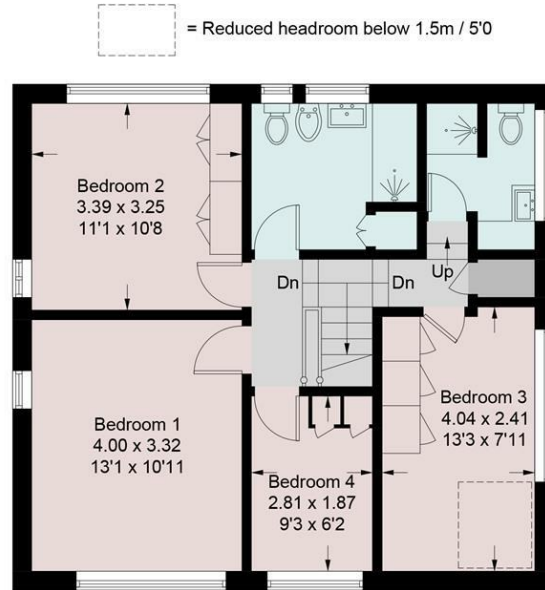
Main = 123.5 sq m / 1329 sq ft
 Limited Use Area = 1.7 sq m / 18 sq ft
 Approximate Gross Internal Area = 125.2 sq m / 1347 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 140.9 sq m / 1516 sq ft



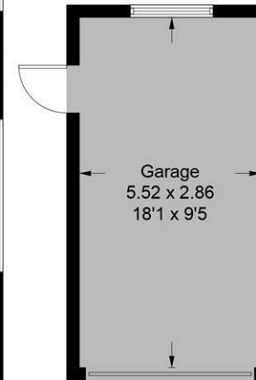
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor IN



First Floor



(Not Shown In Actual Location / Orientation)

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

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@shanklandbarracough.co.uk
 W: www.shanklandbarracough.co.uk

