



# 12 CAMBRIDGE DRIVE OTLEY LS21 1DD

Asking price £250,000

## FEATURES

- Well-Proportioned Mid Terrace
- South Easterly Facing Lawned Front Garden With Flower Borders
- Two Good Sized Double Bedrooms
- Enclosed Flagged Rear Yard With Garden Shed
- Single Garage In A Block Up The Road
- Spacious Sitting Room With Electric Fire
- Well-Equipped Dining Kitchen With Plenty Of Room For A Dining Table
- House Bathroom With A Four Piece Suite
- Tenure Freehold / EPC Rating C / Council Tax Band C
- Popular & Sought After Residential Area



SHANKLAND  
BARRACLOUGH  
ESTATE AGENTS

# Charming 2 Bedroom Terrace With South Easterly Facing Garden

Located on Cambridge Drive in the charming town of Otley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed by a spacious sitting room, complete with a cosy gas fire, perfect for those chilly evenings. The room is bathed in natural light, creating a warm and inviting atmosphere for relaxation or entertaining guests. Adjacent to the sitting room is a well-equipped dining kitchen, which boasts ample space for a dining table, making it an excellent spot for family meals or gatherings with friends.

The house features a well-appointed bathroom, complete with a four-piece suite, ensuring that your daily routines are both comfortable and convenient. Outside, the property benefits from a south-easterly facing lawned front garden, adorned with lovely flower borders, providing a delightful outdoor space to enjoy the sunshine.

Additionally, there is single garage in a block up the road, adding to the practicality of this charming home. Located in a desirable area, this property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Otley.

In summary, this mid-terrace house on Cambridge Drive presents a wonderful opportunity to own a comfortable and well-located home, perfect for modern living. Do not miss the chance to make this lovely property your own and call Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## 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

#### Sitting Room 16'10" x 11'11" (5.13m x 3.63m)

An attractive sitting room with a feature fireplace housing a fitted electric fire, wood effect flooring, stairs to the first floor and bow window to the front elevation.

#### Dining Kitchen 14'10" x 11'11" (4.52m x 3.63m)

A spacious dining kitchen with plenty of room for a table and chairs having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, space for separate under counter fridge and freezer, plumbing for an automatic washing machine and space for a dryer. Wall mounted gas fire central heating boiler, radiator, vinyl flooring, window and door to the rear elevation.

### First Floor

#### Landing

#### Bedroom 1. 14'1" x 11'11" (4.29m x 3.63m)

A spacious principal double bedroom with radiator and window to the front elevation.

#### Bedroom 2. 11'11" x 10'4" (3.63m x 3.15m)

Another good sized bedroom with radiator and window to the rear elevation with open outlook over fields.

#### Bathroom

With a white four piece suite comprising a panelled bath, tiled shower stall, low suite w.c and pedestal wash hand basin. Part tiled walls, radiator, recessed spotlights and vinyl flooring.

#### Outside

To the rear of the property there is an enclosed flagged area with garden shed and outside tap whilst to the front there is a delightful south easterly facing lawned garden with flower borders and seating area to enjoy the afternoon sun. The property also benefits from having a single garage, found in the garage block further up the road.

#### Tenure, Services And Parking

Tenure: Freehold



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

All Mains Services Connected  
Parking: On Street Parking

**Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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>

**Council Tax Leeds**

Leeds City Council Tax Band C. 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.

**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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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.

### **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.

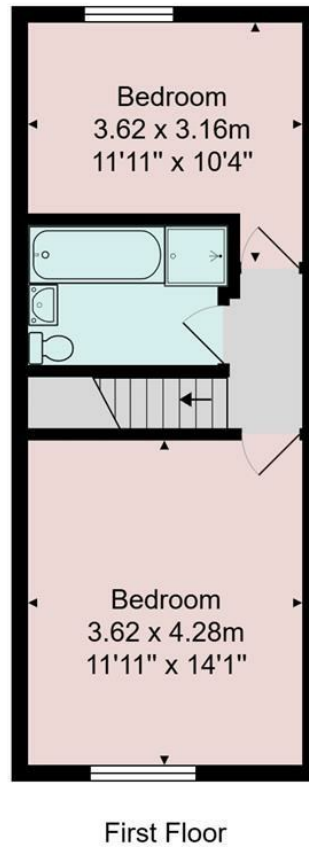
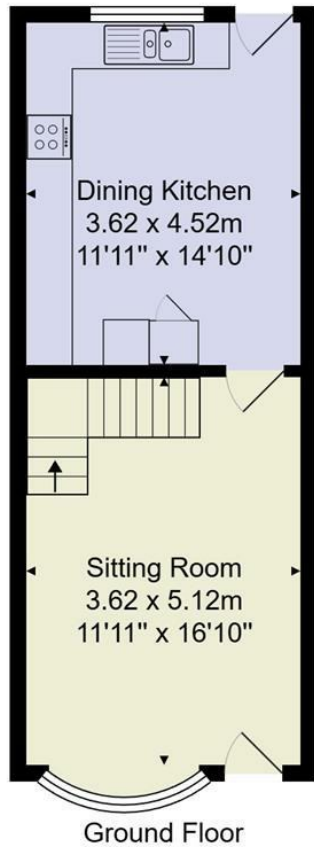
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 71.5 m<sup>2</sup> ... 770 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

