4 FAWKES DRIVE, OTLEY LS21 3NY

Asking price £375,000

FEATURES

- Brick Built Detached House Extended In 2006
- Three Good Sized Double Bedrooms
- Sitting Room With A Bay Window
- Smartly Appointed Kitchen With A Rangemaster Cooker
- Garden Room Located To The Rear And Adjoining The Kitchen
- Smart Modern Four Piece House Bathroom
- Good Parking, A Garage Store And An Enclosed rear Garden
- EPC Rating C / Tenure Freehold / Council Tax Band D

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Extended 3 Double Bedroomed Detached House In Otley

Situated within the highly sought after Fawkes Drive area of Otley, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1990, this property has been lovingly maintained by the same owners since new, who extended the home in 2006, enhancing its appeal, size and functionality.

Spanning an impressive 1,177 square feet, the house features two inviting reception rooms, providing ample space for relaxation and entertaining. The smartly appointed dining kitchen is a true highlight, complete with a range-style cooker that will delight any culinary enthusiast. Adjacent to the kitchen, you will find a valuable garden room, which serves as a lovely second reception area, perfect for enjoying the views of the garden or hosting family gatherings.

The property boasts three well-proportioned double bedrooms, ensuring plenty of room for family or guests. The modern four-piece bathroom is both attractive and practical, featuring a walk-in shower with a glazed screen, as well as a bath for those moments of relaxation.

Outside, the property benefits from ample parking, along with a garage store that includes a utility area at the rear, providing additional convenience for everyday living. The garden offers a peaceful retreat, ideal for enjoying the outdoors.

This home is not just a property; it is a cherished family residence that has been designed for comfort and enjoyment. With its excellent location and thoughtful features, this house is a wonderful opportunity for anyone looking to settle in the picturesque town of Otley.

To arrange your viewing of this fine extended detached home, 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
Via an outer door to the front elevation.

Downstairs WC
Fitted with a two piece suite comprising a low level wc and a wash hand basin. Window to the front elevation.

Sitting Room 17' x 15'3" maximum (5.18m x 4.65m maximum)
A good sized reception room having an extended bay window to the front elevation, a central heating radiator and a gas fire.

Dining Kitchen 15'3" x 9'3" (4.65m x 2.82m)
Fitted with a good number of wall and base units in grey having natural solid wood worksurfaces over and a sink unit inset. Rangemaster cooker with an extractor hood over, plumbing for both a washer and a dishwasher. Central heating radiator, patio doors and a window to the garden room and a further window to the side elevation.

Garden Room 15' x 6'11" (4.57m x 2.11m)
A great additional living space having a radiator, windows and a door to the enclosed rear garden.

Utility Area
Having doors to the garage and to the rear garden.

First Floor Landing
Window to the side elevation.

Bedroom1. 15'3" x 9'4" (4.65m x 2.84m)
Built in wardrobes and cupboards, a central heating radiator and two windows to the rear.

Bedroom 2. 15'2" x 7'8" (4.62m x 2.34m)
Central heating radiator and two windows to the front elevation.

House Bathroom
Smart modern four piece suite that includes a walk in shower with a glazed screen, a panelled bath, wash hand basin to a vanity unit and a low level wc. Central heated towel rail.

Bedroom 3. 14'1" x 8'6" (4.29m x 2.59m)
The perfect bolt hole for older children, having its own separate staircase, this spacious bedroom also has a mezzanine floor and ideal gaming area. Central heating radiator and windows to the front and rear elevations.

Outside
To the front the property offers neat block paved parking and a garage store. Moving around to the rear is a westerly facing garden, fully enclosed and incorporating a patio, a lawn and a vegetable garden.

Tenure and Services
Tenure: Freehold
All Mains Services Connected

Council Tax
Leeds City Council Tax Band D. 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 1000 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

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

26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

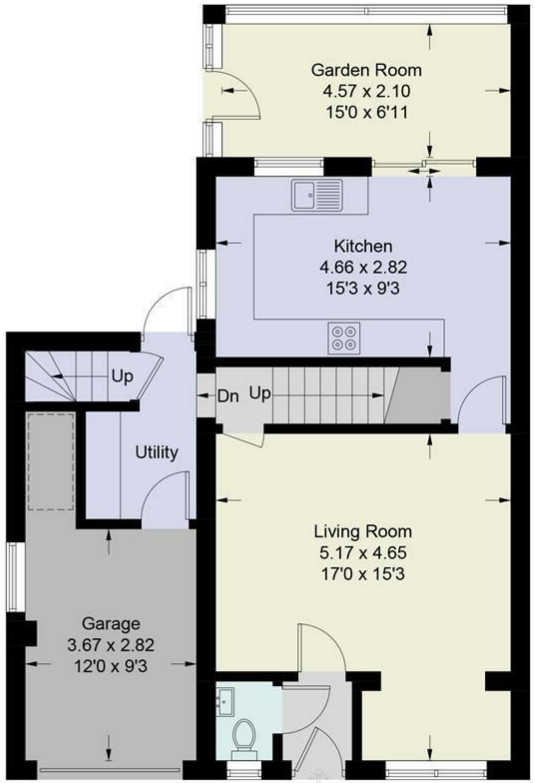
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

Fawkes Drive, Otley, LS21

Main House = 109.4 sq m / 1177 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 120.7 sq m / 1299 sq ft



Ground Floor

First Floor

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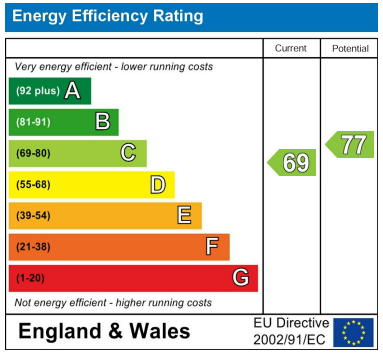

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Call us on 01943 889010
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