



51 CAXTON ROAD, OTLEY LS21 3LL

Asking price £350,000

FEATURES

- Extended Semi Detached House Offering Four Double Bedrooms
- Two Spacious Reception Rooms, One With A Wood Burning Stove
- Ground Floor Completed By A Downstairs WC And A Lined Oak Kitchen
- Fully Tiled House Bathroom With A Shower Over The Bath
- Gas Central Heating To Most Rooms & Sealed Unit Double Glazing
- South Easterly Facing Garden To The Rear
- Neat Block Paved Drive Providing Off Road Parking
- EPC Rating D / Tenure Freehold / Council Tax Band B



4 Bedroom House - Semi-Detached located in Otley

Well placed on Caxton Road in the charming town of Otley, this delightful semi-detached house offers an ideal setting for a growing family. Spanning an impressive 1,253 square feet, the property boasts an extended layout that includes four generously sized double bedrooms, ensuring ample space for everyone.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining, with the sitting room also boasting a wood burning stove. The well-appointed bathroom caters to the needs of a busy household, while the neat block-paved double-width driveway at the front provides convenient parking for two vehicles.

The southerly facing garden to the rear is a true highlight, offering a sun-drenched outdoor space for children to play and for family gatherings during the warmer months. This lovely garden is a wonderful extension of the home, providing a peaceful retreat from the hustle and bustle of daily life.

Situated in a popular location, this property is within walking distance of local schools, making it an excellent choice for families. Additionally, the beautiful open countryside nearby invites you to explore nature and enjoy leisurely walks.

This semi-detached house on Caxton Road is not just a property; it is a perfect home that combines comfort, space, and a fantastic location. Do not miss the opportunity to make this wonderful house your new family home. 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 to most rooms, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance

Via an outer door to the front elevation, the staircase to the first floor and a door to the sitting room.

Sitting Room 14'9" x 12'5" (4.50m x 3.78m)

Having two windows to the front elevation, a focal fireplace with a wood burning stove inset to the chimney breast.

Family Room 11'11" x 10'10" (3.63m x 3.30m)

Central heating radiator and a window to the front elevation.

Dining Room 11'11" x 7'8" (3.63m x 2.34m)

Open from the family room and adjacent to the kitchen, the dining area has a central heating radiator, window and door to the rear garden.

Downstairs WC

Low level wc and a window to the rear elevation.

Kitchen 14'9" x 8' (4.50m x 2.44m)

Fitted with a range of limed oak fronted kitchen units having worksurfaces over, a sink unit inset and splash backs surrounding. Plumbing for both a dishwasher and a washing machine, provision for a gas cooker and two windows looking out over the rear garden.

First Floor Landing

Spacious area, that would make an ideal home office if required. Window to the front elevation and the access hatch to the loft with a ladder fitted.

Bedroom 1. 12' x 9'6" (3.66m x 2.90m)

Window to the front elevation.

Bedroom 2. 10'11" x 9'8" (3.33m x 2.95m)

Two windows to the rear and a central heating radiator.

Bedroom 3. 11'11" x 8' (3.63m x 2.44m)

Window to the rear and a central heating radiator.

Bedroom 4. 10'7" x 8'7" (3.23m x 2.62m)

Window to the front elevation and a central heating radiator.

House Bathroom

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 wc to a vanity unit and a chrome central heated towel rail. Complemented by fully tiled walls and flooring, an extractor fan and a window to the rear.



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Outside

To the front is a neat block paved driveway providing private parking, a raised shrubbed bed with gravelled edging. A pathway leads past the side and to the fully enclosed rear garden, with large decked patio areas, patio and fencing, all enjoying a southerly aspect.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway private

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 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 - Higher Risk

Rivers & Sea - Low Risk

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

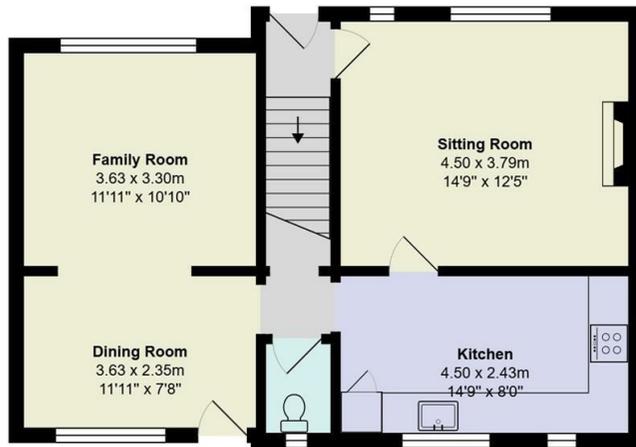
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

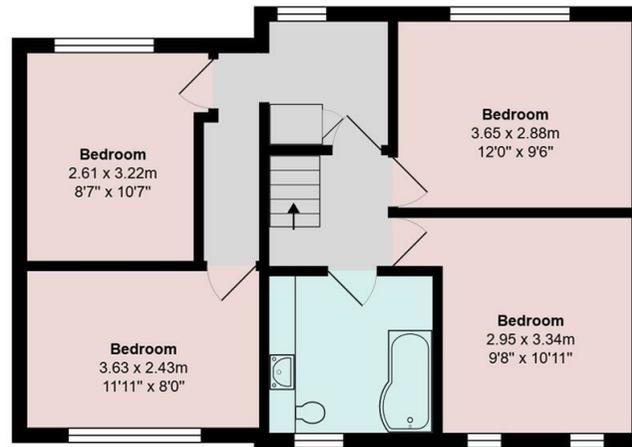
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Ground Floor



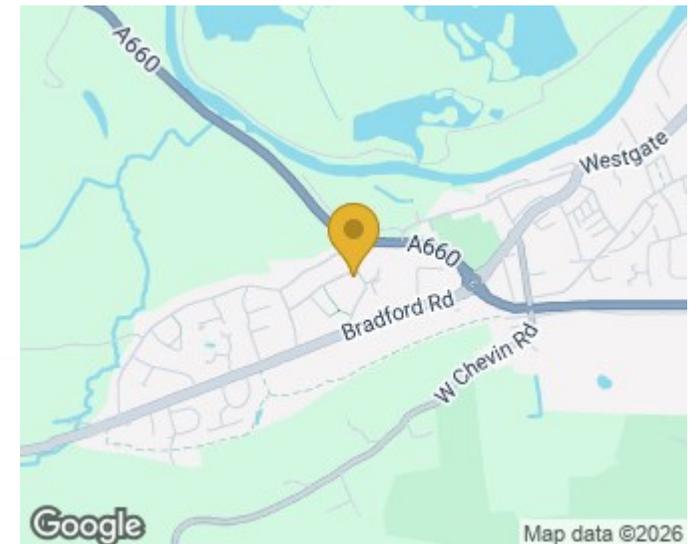
First Floor

Total Area: 116.4 m² ... 1253 ft²

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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
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