



# 29 CAMBRIDGE GROVE OTLEY

LS21 1DH

Asking price £280,000

## FEATURES

- No Onward Chain
- Close to Town Centre and Schools
- Garage & Driveway
- Ideal Family Home
- EPC Rating C / Freehold / Council Tax C
- Popular Location
- Spacious Three Bedroom Semi
- Scope to Update
- Two Reception Rooms
- Do Not Miss Your Chance to View!



# Ideal Family Home In A Very Popular Residential Area - No Chain

Situated on a popular cul-de-sac, this delightful semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Spanning an impressive 844 square feet, with potential for extension if desired, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room.

The generous garden provides a lovely outdoor space for children to play or for hosting summer gatherings, while the parking area accommodates up to three vehicles, a rare find in this popular area.

Situated within easy reach of Otley town centre, residents will enjoy the convenience of local shops, cafes, and amenities just a short distance away. Additionally, the property is located close to well-regarded local schools, making it an ideal choice for families.

This semi-detached house on Cambridge Grove is not just a property; it is a wonderful opportunity to create a home filled with memories. With its prime location and potential for enhancement, it is sure to attract interest from those looking to settle in a vibrant community. Do not miss the chance to view this promising family home, and contact Shankland Barraclough Estate Agents today to book your appointment.

## 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

#### Entrance Porch

A timber and glazed porch leading to the inner hall.

#### Hallway

A welcoming reception to the property, with stairs to the first floor and window to the side.

#### Sitting Room 14'3" x 10'11" (4.34m x 3.33m)

A spacious sitting room with large window to the front, attractive cornice to the ceiling, and gas fire with stone surround and hearth.

#### Kitchen 9'7" x 8'1" (2.92m x 2.46m)

A smart kitchen fitted with a range of base and wall units including space for an under counter fridge, and plumbing for a washing machine, along with an integrated electric oven and gas hob. Stainless steel sink unit, mixer tap, and tiled splashbacks. Window to the rear overlooking the garden and door to the side giving access. Useful full height understairs cupboard. Open to:

#### Dining Room 17'6" x 8'5" (5.33m x 2.57m)

Another spacious reception room providing ample space for dining and a further sitting area, with window to the rear.

#### First Floor

##### Landing

With window to the side and access to the loft space.

#### Bedroom 13'1" x 9'11" (3.99m x 3.02m)

The first of two good sized double bedrooms, with window to the front and fitted wardrobe.

#### Bedroom 10'9" x 10'5" (3.28m x 3.18m)

A further double bedroom with window to the rear.

#### Bedroom 9'2" x 6'4" (2.79m x 1.93m)

A single bedroom with windows to the front and side, and a useful store cupboard situated over the bulkhead, making excellent use of the space.

#### Bathroom

A smart house bathroom with large walk-in shower, fitted unit with storage, low suite wc and basin, and a large store cupboard. Window to the rear, and part tiled walls.

#### Outside

To the front of the property is a neat tarmacked driveway providing good off street parking, with further available to the side, along with a fenced garden area.

To the rear, is an enclosed level garden, with garage, lawn and further hardstanding area ideal for creating a seating or outdoor dining space.



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### Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Driveway and 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. For further information please refer to: <https://checker.ofcom.org.uk>

### 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

### 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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Total Area: 78.4 m<sup>2</sup> ... 844 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.  
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Call us on 01943 889010  
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[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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