28 THE CRESCENT OTLEY LS21 2AP

Asking price £270,000

FEATURES

- Attractive Semi-Detached Family Home
- Large Lawned Rear Garden With Flagged Pation
- Generous Sitting Room With Wood Burning Stove
- Light & Airy Breakfast Kitchen
- Terrific Conservatory Providing An Additional Reception Room
- Three Bedrooms & A House Bathroom
- Driveway Providing Off Road Parking
- Tenure Freehold / EPC Rating / Council Tax Band
- Ideal Opportunity For a Variety Of Buyers
- Situated Close To Local Schools, Amenities & Transport Links

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Three Bedroom Semi-Detached With Conservatory & Large Rear Garden

Situated in a popular residential area close to local schools and amenities, this delightful semi-detached house presents an excellent opportunity for a variety of buyers.

Inside, there is generous living accommodation, perfect for both relaxation and entertaining. The generous sitting room boasts a wood-burning stove, creating a warm and cosy atmosphere during the colder months. Additionally, the terrific conservatory serves as an extra reception room, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality.

Outside, the large lawned rear garden is a true highlight, offering a peaceful retreat for outdoor activities or simply enjoying the fresh air. The flagged patio area is ideal for al fresco dining or hosting summer gatherings. Furthermore, the property includes parking for two vehicles, adding to the convenience of this lovely home.

This semi-detached house in Otley is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs.

Do not miss the chance to make this charming house your new home and contact Shankland Barraclough Estate Agents in Otley.

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 Hall
A welcoming entrance hall having a double glazed entrance door with side screen, wood effect flooring radiator and stairs up to the first floor.

Sitting Room 16'3" x 13'2" (4.95m x 4.01m)
A generous reception room having a feature brick fireplace with wood burning stove. Wood effect flooring, ceiling cornice and rose, radiator and window to the front elevation.

Conservatory 10'6" x 9'7" (3.20m x 2.92m)
A terrific additional reception space with an attractive outlook and French doors out to the rear garden. Laminate flooring and radiator.

Breakfast Kitchen 16'3" x 7'3" (4.95m x 2.21m)
A light and airy kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset stainless steel sink unit with mixer tap, space for a freestanding fridge/freezer, provision for an electric oven, and plumbing for an automatic washing machine and dishwasher. Ceiling cornice, laminate flooring, useful pantry cupboard door to the rear and windows to the front and rear elevation.

First Floor

Landing

Bedroom 1. 13'2" x 9'5" (4.01m x 2.87m)
Double bedroom with radiator and window to the front elevation.

Bedroom 2. 10'6" x 9'7" (3.20m x 2.92m)
Another double bedroom with radiator and again having a window to the front elevation.

Bedroom 3. 10'3" x 6'5" (3.12m x 1.96m)
A single bedroom which would also make an ideal study for those working from home with radiator and window to the front elevation.

Bathroom
With a white three piece suite comprising a corner bath with shower attachment, low suite w.c and pedestal wash hand basin. Fully tiled walls, radiator and window to the rear elevation.

Outside
The property stands on a terrific plot with driveway and lawned area to the front with a path leading round to the rear. The rear garden is a terrific size being predominantly laid to lawn with flower borders, garden shed and flagged patio. An ideal space for a growing family to enjoy in the summer months.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway Providing Off Road 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 B. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

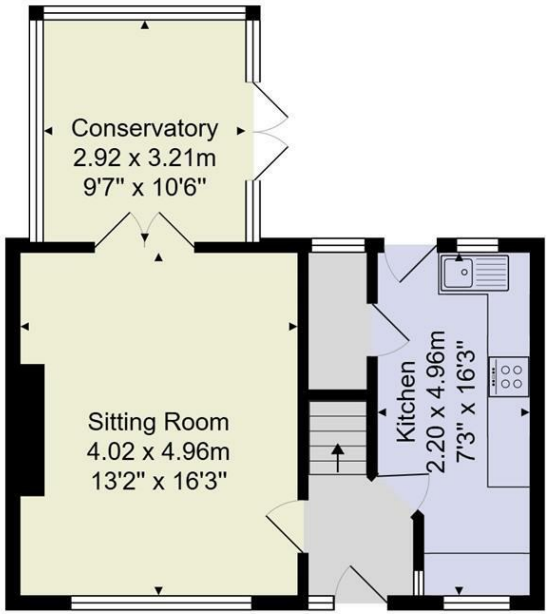
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

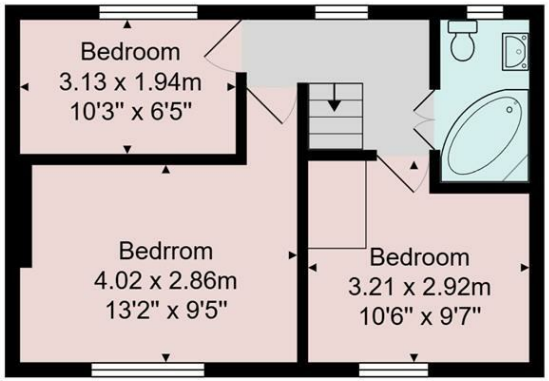
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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.



Ground Floor



First Floor

Total Area: 83.2 m² ... 896 ft²
All measurements are approximate and for display purposes only.
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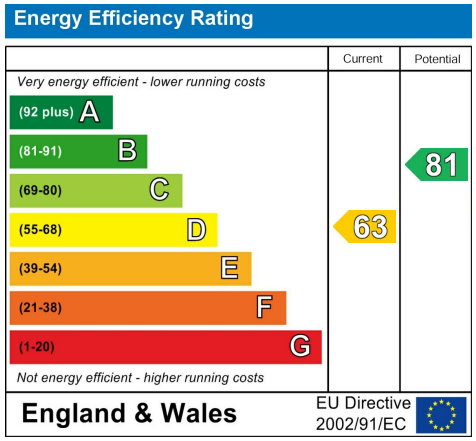

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Call us on 01943 889010
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