



7 ST. CLAIR ROAD, OTLEY LS21 1DE

Asking price £340,000

FEATURES

- Extended And Improved Three Bedroomed Semi Detached House
- Enclosed Westerly Facing Garden To The Rear
- Three Bedrooms And A Smart Modern Bathroom With A Walk In Shower
- Easy Walking Distance Of The Town Centre & Stunning Countryside
- Gated Parking To The Front, Garage Store To The Rear
- Sitting Room, Dining Room, Garden Room And Kitchen To The Ground Floor
- Just Around The Corner From All Saints Primary School
- EPC Rating C / Tenure Freehold / Council Tax Band C



3 Bedroom House - Semi-Detached located in Otley

Very well placed on St. Clair Road in the charming town of Otley, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in the 1960's, this property has been thoughtfully extended to enhance its living space, boasting two inviting reception rooms and a spacious kitchen that is ideal for family gatherings and entertaining guests.

With three bedrooms, this home provides ample space for families or those looking to create a comfortable retreat. The modern bathroom is a standout feature, equipped with a large walk-in shower that adds a touch of luxury to daily routines.

The property spans an impressive 1,104 square feet, ensuring plenty of room for relaxation and enjoyment. The gated parking area at the front accommodates two vehicles, providing both security and ease of access. The westerly facing rear garden is a lovely outdoor space, perfect for enjoying the afternoon sun or hosting summer barbecues.

Location is key, and this home does not disappoint. Just around the corner lies the highly regarded All Saints Primary School, making it an excellent choice for families with young children. Additionally, the town centre is within easy walking distance, offering a fantastic range of amenities, shops, and eateries to explore.

This semi-detached house on St. Clair Road is a wonderful opportunity for those seeking a well-located, spacious family home in Otley. With its modern features and proximity to local conveniences, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.

To arrange your viewing of this fine 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 Porch

The perfect area to kick off those muddy boots or wet coats, the entrance porch has windows and a door to the front elevation.

Hallway

Central heating radiator, the staircase to the first floor and a useful understairs storage cupboard.

Sitting Room 13'5" x 11'1" (4.09m x 3.38m)

Gas fire inset to the chimney breast with an attractive modern surround, a central heating radiator and a window to the front elevation.

Dining Room 9'3" x 8'5" (2.82m x 2.57m)

Central heating radiator and patio doors to the garden room.

Extended Kitchen 14'1" x 9'3"min 17'10" max (4.29m x 2.82mmin 5.44m max)

The kitchen offers a comprehensive range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher, fridge-freezer, an electric oven and a gas hob. Two central heating radiators, Velux window to the side, windows front and rear and a door to the rear garden.

Garden Room / Conservatory 13'1" x 8'8" (3.99m x 2.64m)

A great addition having two central heating radiators, Velux window, windows and door to the rear garden.

First Floor Landing

Window to the side elevation.

Bedroom 1. 12'4" x 10'1" (3.76m x 3.07m)

Built in wardrobe, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'10" x 10'6" (3.30m x 3.20m)

Fitted wardrobes, a central heating radiator and a window to the rear elevation.

Bedroom 3. 9'5" x 6'6" (2.87m x 1.98m)

Built in cupboard over the bulkhead, a central heating radiator and a window to the front elevation.



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House Bathroom

Fitted with a smart three piece suite in white comprising a large walk in shower with glazed screen, a wash hand basin and a low level wc to a modern vanity unit. Central heated towel rail and a window to the rear elevation.

Outside

To the front is neat gated parking. To the rear the garden enjoys a westerly aspect, perfect for the afternoon and early evening sunshine, a garage store, timber shed and fencing enclosing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Gated Driveway

Flood Risk Summary

Surface Water - Very Low to 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>

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 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.



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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.

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

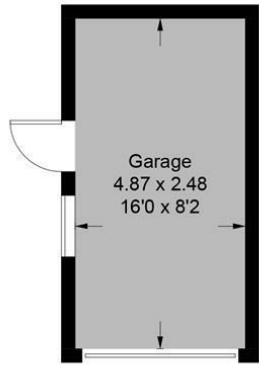
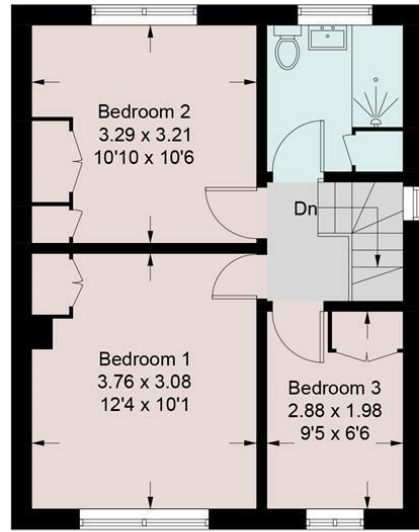
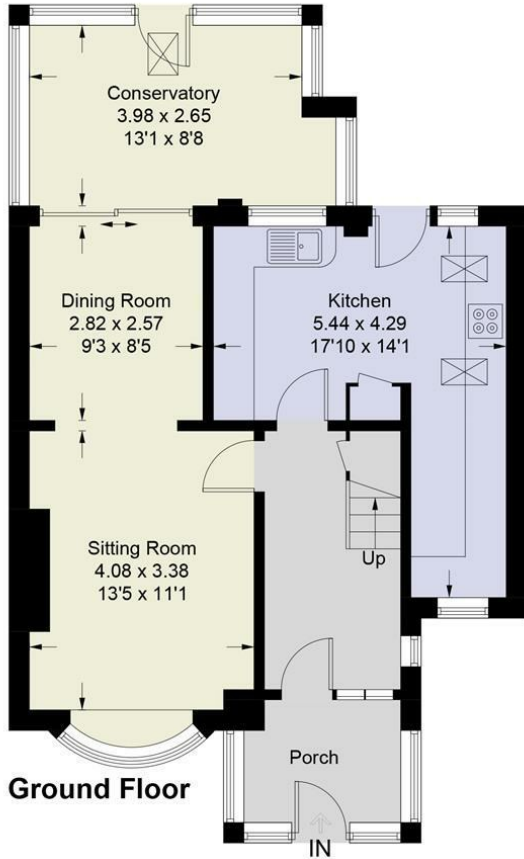
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft
 Garage = 12.1 sq m / 130.0 sq ft
 Total = 114.7 sq m / 1234 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(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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