

# 13 CAMBRIDGE WAY OTLEY LS21 1DB

Asking price £340,000



## FEATURES

- Fully Renovated Three Bedroomed Semi-Detached
- Stylish Brand New Dining Kitchen With French Doors Out To The Rear Garden
- Two Generous Double Bedrooms & Single Bedroom With Fitted Bed
- Good Sized Enclosed Lawned Rear Garden With Decked Seating Area
- Driveway Providing Off Road Parking and Useful Garage
- Light & Airy Sitting Room With Media Wall
- Welcoming Entrance Hall With Downstairs W.C
- Modern Brand New House Bathroom With A White Suite
- Tenure Freehold / EPC Rating C / Council Tax Band C
- Within Walking Distance Of Otley Town Centre & Local Schools



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# Fully Renovated Three Bedrooomed Semi-Detached With Garage

## 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 recently renovated accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Hall

A welcoming entrance hall with double glazed entrance door, side screen and window to the front elevation. Stairs up to the first floor with understairs cupboard, vinyl flooring and radiator.

#### Downstairs W.C

With a low suite w.c, wash hand basin, window to the side elevation, part tiled walls and vinyl flooring.

#### Sitting Room 13'10" x 11'0" (4.22m x 3.35m)

A light and airy sitting room with a feature media wall having vinyl flooring, radiator and window to the front elevation. Opening into:

#### Dining Kitchen 16'11" x 9'5" (5.16m x 2.87m)

A brand new sleek and stylish dining kitchen having a range of fitted base and wall units incorporating cupboards, drawers, breakfast bar with stools and

co-ordinating work surfaces with a tiled splash back. Inset sink unit with mixer tap, integrated appliances including a washing machine, slimline dishwasher, fridge/freezer, electric oven, microwave and a four ring gas hob having an extractor over. Cupboard housing the gas fired central heating boiler, recessed spotlights, radiator, vinyl flooring, window to the rear elevation and French doors out to the rear garden.

### First Floor

#### Landing

With window to the side elevation.

#### Bedroom 1. 12'8" x 10'5" (3.86m x 3.18m)

A good sized double bedroom with radiator and window to the front elevation with glimpse views of Otley Chevin.

#### Bedroom 2. 10'7" x 10'5" (3.23m x 3.18m)

Another generous double bedroom with radiator and window to the rear elevation.

#### Bedroom 3. 9'10" x 6'0" (3.00m x 1.83m)

A single bedroom with a fitted bed and cupboard, could also be utilised as an office for those working from home.

#### Bathroom

With a brand new white three piece suite comprising a panelled bath with electric shower over, low suite w.c and wash hand basin with drawers under. Heated towel rail, fully tiled walls and floor, recessed spotlights and window to the rear elevation.

#### Outside

Standing on an attractive plot with a recently landscaped area to the front having a lawned area with gravelled borders. A driveway provides off road parking whilst a garage provides space for a further vehicle or useful storage. A path leads through to the rear garden which is a great size for a family to enjoy being predominantly laid to lawn with flower borders and a decked seating area off the dining kitchen ideal for outdoor entertaining. Outside power point and tap, pergola with gravelled areas.



## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Street 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 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 Barracough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

## Opening Hours

Monday to Friday 9am - 5.30pm

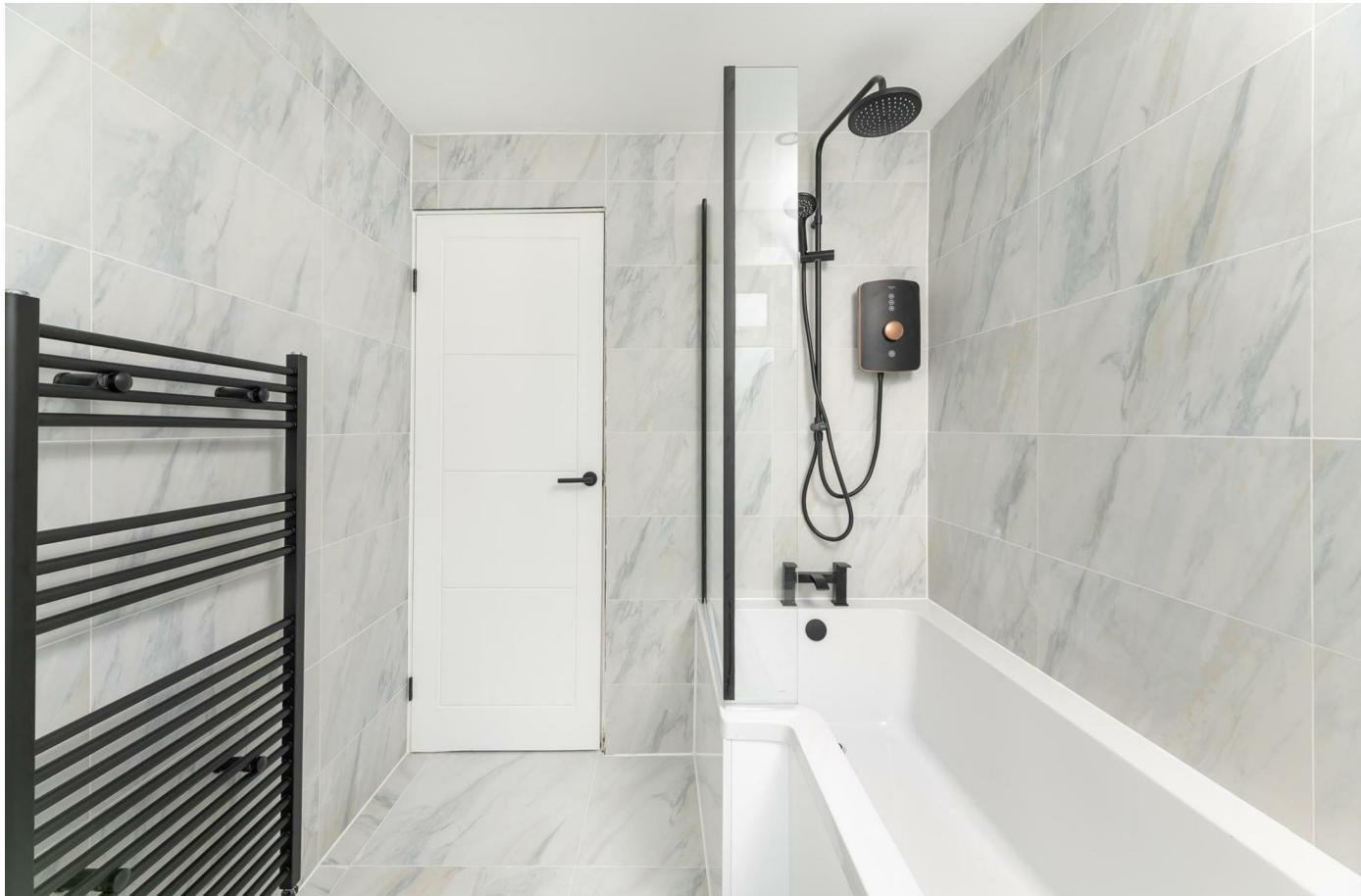
Saturdays 9am - 4pm



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## 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.

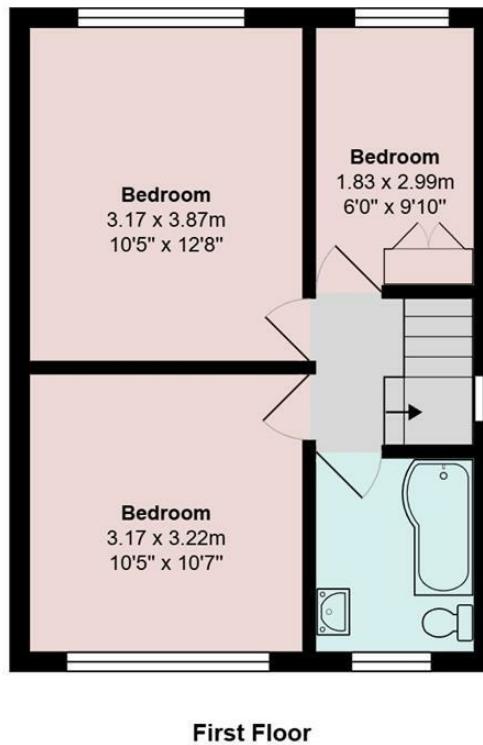
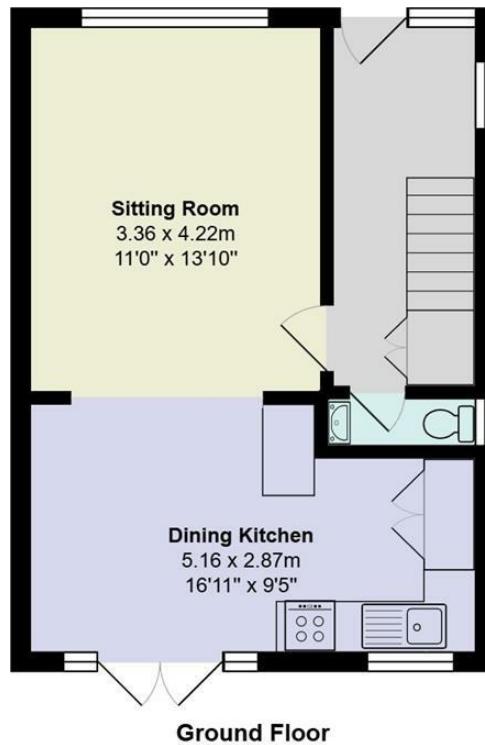
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

## 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.



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Total Area: 74.8 m<sup>2</sup> ... 805 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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.



Call us on 01943 889010  
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