



302 BRADFORD ROAD, OTLEY LS21 3LT

Asking price £385,000

FEATURES

- Stunning Fully Modernised And Extended 3 Double Bedroomed Semi Detached House
- Stylish Modern House Bathroom With Contemporary Fittings
- All Freshly Decorated Throughout And New Floorcoverings To Each Room
- EPC Rating C / Tenure Freehold / Council Tax Band D
- Highly Impressive Newly Fitted Living & Dining Kitchen With Bi-Folding Doors To The Rear Garden
- New Roof, Re-Wired, Re-Plastered, New Central Heating Radiators & Boiler
- Neat Landscaped Gardens, Gravelled Driveway And A Detached Garage
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Completely Modernised 3 Bedroom House Offered With No Onward Chain

This stunning home has undergone extensive renovations, including a new roof, new windows and doors, complete rewiring, and a modern central heating system with a new boiler. The stylish new living and dining kitchen comes equipped with built-in appliances, while the newly fitted bathroom and convenient downstairs WC add to the home's functionality. Every room has been replastered and adorned with new carpets and floor coverings, ensuring a fresh and inviting atmosphere throughout.

This beautifully modernised semi-detached house offers a perfect blend of contemporary living and classic charm. Originally built in 1928, this property has been thoughtfully extended and refurbished to create a stunning home that is ready for you to move straight into.

Spanning an impressive 1,142 square feet, the house features three spacious double bedrooms, providing ample space for families or those seeking extra room for guests. The heart of the home is undoubtedly the open-plan living and dining kitchen, which boasts bi-fold doors that seamlessly connect the indoor space to the enclosed rear garden, perfect for entertaining or enjoying a quiet day in the sun, whilst the sitting room has a bay window and looks out to the front elevation.

Outside, the gravelled driveway provides ample parking, complemented by a detached single garage for additional storage or workshop space. The property is offered with the advantage of having no onward chain, making it an ideal choice for those looking to settle in quickly.

This semi-detached gem on Bradford Road is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this stunning property your new home.

To arrange your viewing of this fine extended 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

Via a composite outer door to the front elevation, this entrance porch has a window to the front elevation and attractive Herringbone flooring.

Hallway

Having a central heating radiator, attractive Herringbone flooring and the staircase to the first floor.

Downstairs WC

Fitted with a new two piece suite in white comprising a low level wc and a wash hand basin. Window to the side elevation.

Family Living & Dining Kitchen 20'7" x 19'9" (6.27m x 6.02m)

They say the hub of a good home is the kitchen, well this one will not disappoint. Beautifully appointed with a new kitchen offering an excellent number of fitted kitchen units having contrasting composite worksurfaces over and a sink unit inset. The kitchen also includes a matching central island, and built in appliances that include an electric oven and grill with a microwave over, together with an integrated dishwasher. This fabulous room has large bi-folding doors that open to the rear garden adjoining the inside with the out. The flooring is a continuation of the attractive Herringbone design and is complemented by good natural light via the windows, the bi-folding doors and the Velux windows. Two central heating radiators.

Living Room 15'10" x 11'6" (4.83m x 3.51m)

Having a bay window to the front elevation, a central heating radiator and a newly fitted carpet.

First Floor Landing

Window to the side elevation and a newly fitted kitchen.

Bedroom 1. 11'6" x 10'10" (3.51m x 3.30m)

Window to the front elevation and a central heating radiator. Newly fitted carpet.

Bedroom 2. 11'9" x 8'6" (3.58m x 2.59m)

Window to the rear elevation and a central heating radiator.

Bedroom 3. 11'8" x 9'9" max (3.56m x 2.97m max)

Central heating radiator and windows to the side and rear elevations.

House Bathroom

Fitted with a new three piece suite in white complemented by modern black accessories including taps, shower screen and the shower for a stylish modern look. Comprises a panelled bath with a shower and a screen over, a wash hand basin on a quartz top and a low level w.c. The bathroom is further complemented by tiled flooring and walls, a central heated towel rail, extractor fan and a window.

Outside

To the front is a neat double width gravelled driveway, which leads to a brick built detached garage having an electronic door to the front and two windows to the side. The front garden has a neat lawn with border edging, walling and hedging. Moving around to the rear is a private garden area which is laid with an artificial lawn with sleeper edging for easier maintenance. Outside lighting, fencing and hedging enclosing.



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Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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>

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

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

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. Some of the images are Ai staged to give a sense of what the room would look like furnished.



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Bradford Road, Otley, LS21

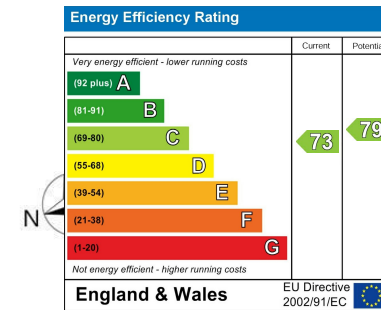
Main = 106.1 sq m / 1142 sq ft

Garage = 10.9 sq m / 118 sq ft

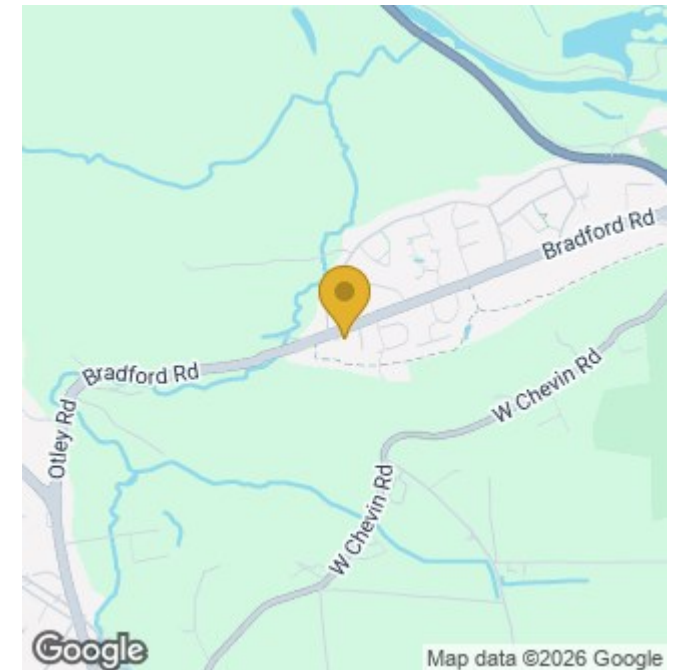
Total = 117.0 sq m / 1260 sq ft



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