





8 CROFT AVENUE, OTLEY LS21 2AX

Asking price £260,000

FEATURES

- 3 Double Bedroomed End House
- Large Southerly Facing Garden To The Rear
- Private Off Road Driveway Parking
- Through Sitting Room And A Separate Dining Room
- KItchen, Boiler Room And Valuable Downstairs WC
- Fully Tiled Wet Room With A Walk In Shower Area
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Offered With The Advantage Of Having NO ONWARD CHAIN

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SHANKLAND BARRACLOUGH ESTATE AGENTS

3 Bedroom End House With A Large Southerly Facing Rear Garden

Located within the sought after area of Croft Avenue, this fine family home features a large southerly facing garden at the rear, which offers a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the sunshine. Additionally, the property benefits from private driveway parking, providing convenience and ease for residents and visitors alike. With the added advantage of no onward chain, this home is ready for you to move in without delay.

The accommodation extends to just over 1000 sq ft and is arranged over two floors, incorporating three double bedrooms and the bathroom to the first floor, whilst on the ground floor there are two reception rooms, a kitchen, boiler room and a valuable downstairs wc. There is great scope to further extend this house due to the excellent garden size, subject to gaining the required approvals.

Situated in a prime location, this residence is ideally placed for access to local schools, including the highly regarded Prince Henry's Grammar School, making it an attractive option for families seeking quality education for their children.

In summary, this end terrace house on Croft Avenue combines comfort, space, and a fantastic location, making it a must-see for anyone looking to settle in or relocate within the picturesque town of Otley.

To arrange your viewing of this 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
Via an outer door to the front elevation, the staircase tot he first floor and a door to the sitting room.

Sitting Room 16'9" x 11'5" (5.11m x 3.48m)
A light and airy reception room having windows to the front and rear elevations, a focal fireplace to the chimney breast with a gas fire inset and two central heating radiators.

Dining Room 13' x 8'11" (3.96m x 2.72m)
Window to the front elevation and a central heating radiator.

Kitchen 10'6" x 9'9" max (3.20m x 2.97m max)
Fitted wall and base units having worksurfaces over and a sink unit inset. Provision for a gas cooker, a central heating radiator and a window to the rear.

Boiler Room 6'3" x 6' (1.91m x 1.83m)
Window to the side elevation.

Downstairs WC
Low level wc and a window.

First Floor Landing
Having a window looking over the rear garden, a central heating radiator and a built in storage cupboard.

Bedroom 1. 12' x 11'5" (3.66m x 3.48m)
Central heating radiator and a window to the front elevation.

Bedroom 2. 13' x 8'11" (3.96m x 2.72m)
Window to the front elevation and a central heating radiator.

Bedroom 3. 10'6" x 9'5" (3.20m x 2.87m)
Another excellent sized bedroom having a central heating radiator and a window looking over the rear garden.

Bathroom
Designed as a wet room having fully tiled walls and fitted with a shower, a wash hand basin and a low level wc. Central heating radiator, window to the rear and an extractor fan.

Outside
To the front is private driveway with a further flagged parking area privately enclosed by hedging. Moving around to the rear there is a fabulous sized garden enjoying a southerly aspect incorporating a flagged patio, lawned garden, timber shed, hedging and fencing.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Private Driveway

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.

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











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







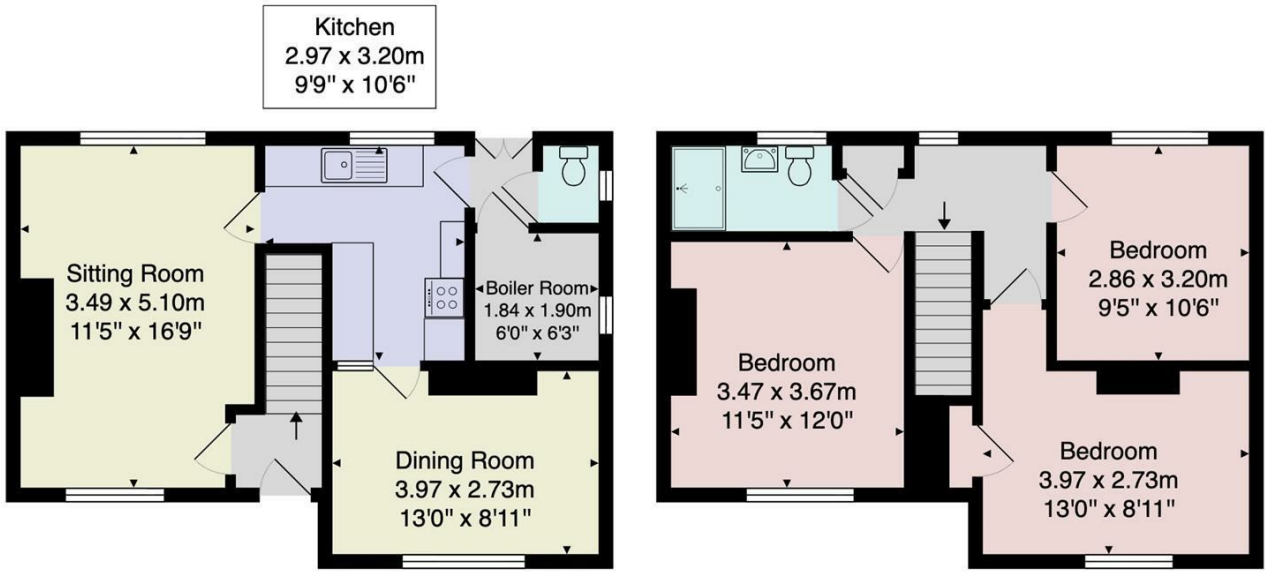


Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

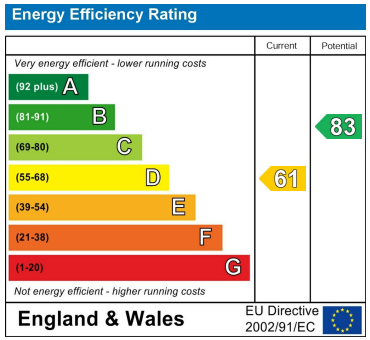
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



Total Area: 95.8 m² ... 1031 ft²
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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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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