





14 CAXTON ROAD
OTLEY
LS21 3LL

Asking price £210,000

FEATURES

- Two Bedroom Mid Terrace Now In Need Of Updating
- Attractive Front & Rear Lawned Gardens
- Two Double Bedrooms & House Bathroom With White Suite
- Generous Sitting Room With Feature Fireplace
- Fitted Kitchen With Useful Rear Porch Providing Storage
- Ideal Opportunity For A Variety Of Buyers
- Offered With The Advantage Of No Onward Chain
- Freehold / EPC Rating D / Council Tax Band B
- Scope To Create Parking Subject To The Necessary Permissions
- Popular Residential Area Close To Local Transport Links

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Two Bedroomed Mid Terrace With Lawned Front & Rear Gardens

Situated on Caxton Road in the charming town of Otley, this mid-terrace house presents an excellent opportunity for those looking to create their ideal home. With two double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space.

Inside, the layout includes a welcoming reception room that offers a comfortable area for relaxation and entertaining. The fitted kitchen is functional and includes a useful rear porch, providing additional storage space for your convenience.

The property benefits from lawned front and rear gardens providing an ideal space to unwind, with the front garden also having scope to create parking subject to the necessary permissions.

While the property is in need of updating, it offers a blank canvas for you to personalise and enhance according to your taste and style. The potential to transform this house into a modern and inviting home is significant, making it an exciting project for the right buyer.

One of the key advantages of this property is that it is offered with no onward chain, allowing for a smoother and quicker transaction process. This is particularly beneficial for those eager to move in without delay.

In summary, this two-bedroom mid-terrace house on Caxton Road is a promising opportunity for anyone looking to invest in a property with great potential in a desirable location. To arrange a viewing 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 Area
With stairs up to the first floor.

Sitting Room 14'0" x 12'0" (4.27m x 3.66m)
With a feature fireplace, radiator and window to the front elevation.

Dining Kitchen 17'1" x 6'11" (5.21m x 2.11m)
With a range of base and wall units incorporating cupboards and drawers, and coordinating work surfaces having a tiled splash back. Inset double stainless steel sink unit with mixer tap and integrated electric oven with a four ring gas hob having an extractor over. Plumbing for an automatic washing machine and space for a freestanding fridge and freezer. Wall mounted central heating boiler, laminate flooring and window to the rear elevation.

Rear Porch
With useful storage area.

First Floor

Landing

Bedroom 1. 14'0" x 11'3" (4.27m x 3.43m)
With recessed cupboard having a window, radiator, decorative fireplace and window to the front elevation.

Bedroom 2. 11'0" x 7'8" (3.35m x 2.34m)
Another double bedroom with radiator and window to the rear elevation.

Bathroom
With a white three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Part tiled walls and window to the rear elevation.

Outside
To the rear of the property there is a enclosed predominantly lawned rear garden with patio area, whilst to the front there is a further south facing garden with scope to convert into a driveway subject to the necessary permissions.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: On Street Parking

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. For further information please refer to: https://checker.ofcom.org.uk

Flood Risk Summary
Surface Water - Medium
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.

Opening Hours
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







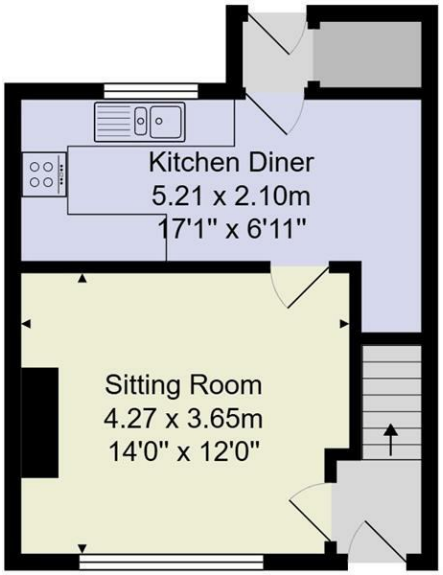


Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective 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.

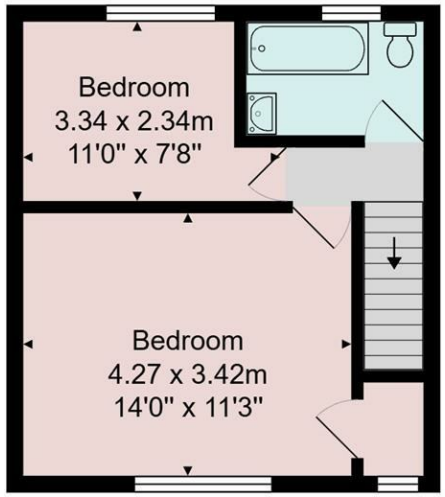
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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.

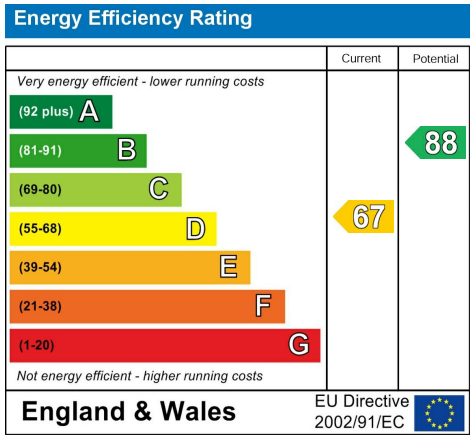


Ground Floor



First Floor

Total Area: 64.0 m² ... 689 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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