





16 ST. RICHARDS ROAD, OTLEY
LS21 2AL

Asking price £425,000

FEATURES

- Three Bedroomed Erkulis Built Detached Bungalow
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Good Sized Gardens, Block Paved Driveway, Carport & A Garage
- Two Reception Rooms And A Kitchen With A Built In Oven & Hob
- Smartly Appointed Four Piece Bathroom Including A Walk In Shower
- Fitted Wardrobes To All Three Bedrooms
- Large Attic Space With Great Potential To Make Further Accommodation (Subject To Gaining The Required Approvals)
- EPC Rating D / Tenure Freehold / Council Tax Band E

3 1 2 D

SHANKLAND BARRACLOUGH ESTATE AGENTS

3 Bedroom Bungalow - Detached located in Otley

Situated on the much sought after neighbourhood of St. Richards Road in the charming town of Otley, this delightful detached bungalow offers a rare opportunity for those seeking a spacious and versatile home. Built in the late 1960's, this property spans an impressive 989 square feet and features three well-proportioned bedrooms, making it ideal for families or those looking to downsize without compromising on space.

Upon entering, you are greeted by a welcoming sitting room that flows seamlessly into a dining area, creating an inviting atmosphere for both relaxation and entertaining. The adjacent kitchen is functional and well-equipped, perfect for culinary enthusiasts. The bungalow also boasts a generously sized bathroom, ensuring comfort for all residents.

One of the standout features of this property is the large loft area, which provides excellent storage solutions and presents the exciting potential for additional living accommodation, subject to the necessary planning approvals. This flexibility allows you to tailor the space to your specific needs.

Set within a good-sized garden plot, particularly at the rear, the outdoor space is perfect for gardening enthusiasts or for enjoying sunny afternoons with family and friends. The block-paved driveway offers ample parking for several cars, complemented by a detached garage, ensuring convenience for homeowners and guests alike.

Offered with the advantage of no onward chain, this rare three-bedroom bungalow is a fantastic opportunity not to be missed. Whether you are looking for a peaceful retreat or a family home in a friendly community, this property on St. Richards Road is sure to impress.

To arrange your viewing, 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 an outer door to the front elevation together with windows, an ideal area to kick off those mucky boots or wet coats.

Hallway
Two central heating radiators, a built in storage cupboard and the access hatch with a pull down ladder to the excellent sized attic.

Sitting Room 15'10" x 11'11"" (4.83m x 3.63m")
Window to the front elevation, a central heating radiator and a gas fire to the chimney breast.

Dining Room 10'10" x 9'11" (3.30m x 3.02m)
Window looking over the rear garden and a central heating radiator.

Kitchen 9'11" x 9'11" (3.02m x 3.02m)
Offering a good number of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in oven and four ring gas hob, space and plumbing for a washer, a central heating radiator, window to the rear and a door to the side carport.

Bedroom 1. 12' x 11' (3.66m x 3.35m)
Offering built in wardrobes with a matching dressing table and bedside cabinets. Central heating radiator and a window to the front elevation.

Bedroom 2. 12' x 10'9" (3.66m x 3.28m)
With built in wardrobes, a central heating radiator and a window to the rear.

Bedroom 3. 8'10" x 8'7" (2.69m x 2.62m)
Built in wardrobes and cupboards, a central heating radiator and a window to the side elevation.

Bathroom
A spacious bathroom fitted with a four piece suite in white comprising a panelled bath, a corner shower cubicle, wash hand basin to a vanity unit and a low level wc. Complemented by fully tiled walls and flooring, a chrome central heated towel rail and two windows to the side elevation.

Outside
To the front the garden enjoys a a selection of neat shrubbed bushes. A block paved driveway

from the front leads past the side, which also has a valuable carport, and on to the detached garage which has power. The garden to the rear is a lovely size, predominately laid to lawn with borders and fencing enclosing together with a paved patio.

Tenure and Serives
Tenure: Freehold
All Mains Services Connected

Council Tax Leeds
Leeds City Council Tax Band E. 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 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 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







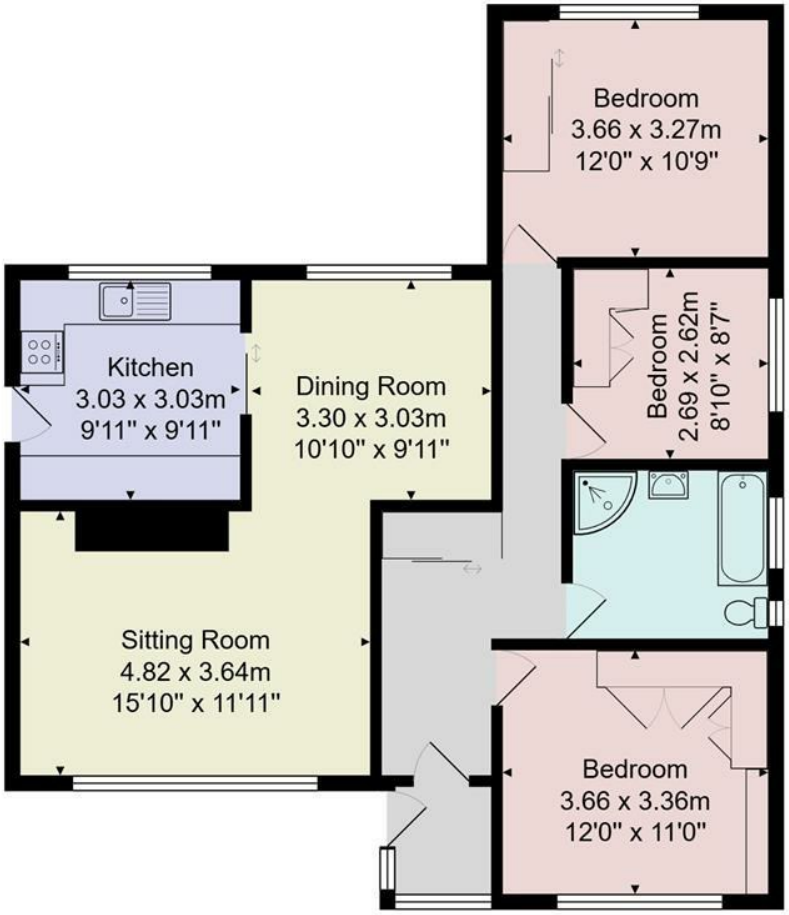


Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

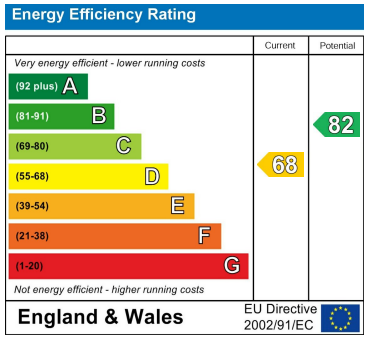
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 91.9 m² ... 989 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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
info@shanklandbarraclough.co.uk
www.shanklandbarraclough.co.uk

SHANKLAND BARRACLOUGH ESTATE AGENTS