



**10 Caxton Road, Otley LS21 3LL**  
**Asking Price Of £245,000**





# 10 Caxton Road

Otley  
LS21 3LL

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE OFFERING GOOD OFF ROAD PARKING AND A LOVELY ENCLOSED GARDEN TO THE REAR

This fine family home offers attractive, light and airy accommodation arranged over two floors, complemented by gas central heating and uPVC double glazing. The accommodation commences with an entrance hall with a large storage cupboard off. A lovely through sitting room with dining area having windows to the front and to the rear. Finally the ground floor is completed by a smart modern appointed kitchen. Moving to the first floor, we have three bedrooms and the house bathroom. Externally there is a good parking to the front and space to the side for potential extension (subject to gaining the required approvals). Finally, the rear garden is fully enclosed and enjoys a good sized lawn, perfect for all the family to enjoy. We do not hesitate to recommend an appointment to view.



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 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 HALL** Via an outer door with a glazed inset, the hallway has a large walk in cupboard (potential space for a downstairs w.c) and the staircase to the first floor.

**SITTING ROOM & DINING AREA** 19' x 11' 1" (5.79m x 3.38m) uPVC windows to the front and rear elevations and a central heating radiator.

**KITCHEN** 12' 8" x 9' 3" (3.86m x 2.82m) Nicely appointed with a modern range of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an electric oven and four ring gas hob with an extractor hood over. Plumbing for a washing machine, pantry for additional storage, a uPVC window and glazed door to the rear.

**FIRST FLOOR LANDING** uPVC window to the side elevation.

**BEDROOM 1.** 11' 9" x 10' 4" (3.58m x 3.15m) Built in wardrobes, a central heating radiator and a uPVC window to the front elevation.

**BEDROOM 2.** 15' x 8' 2" (4.57m x 2.49m) Central heating radiator and a uPVC window to the rear elevation.

**BEDROOM 3.** 8' 10" x 7' 5" (2.69m x 2.26m) Central heating radiator and a uPVC window to the front elevation.

**BATHROOM W.C** Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over. Wash hand basin and a low level w.c. Complemented by fully tiled walls, a chrome central heated towel rail and a uPVC window.

**PARKING & GARDENS** The property has decorative gravel to the front together with a driveway providing good off road parking. Moving around to the rear is a neat lawned garden, fully enclosed by fencing as well as having a selection of shrubs and bushes.

**TENURE** We are advised that the property is Freehold.

**COUNCIL TAX** Leeds City Council Tax Band B. 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.

**VIEWINGS** We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us [otley@daleeddison.co.uk](mailto:otley@daleeddison.co.uk) or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ,

Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

**GENERAL** 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.

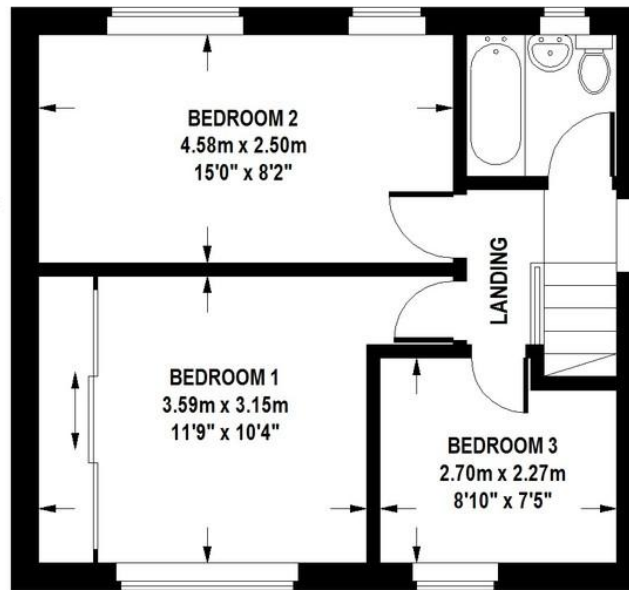
**MORTGAGE ADVICE** We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you chose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





GROUND FLOOR

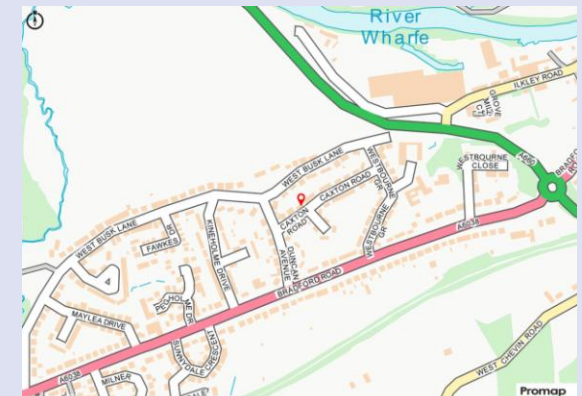


FIRST FLOOR

**10 CAXTON ROAD**

This plan is for reference only and is in accordance with PMA guidelines.  
It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID734209)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC



**Dale Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.