



3 Caxton Road, Otley LS21 3LL
Asking Price Of £250,000





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Otley

LS21 3LL

SMART MODERN THREE BEDROOM SEMI DETACHED HOUSE WITH A SOUTH FACING REAR GARDEN, GREAT PARKING AND A GARAGING.

RING NOW TO BOOK YOUR APPOINTMENT TO VIEW

This three bedroom semi detached house has been extensively modernised and updated in recent times, creating a beautifully presented family home with a great sized southerly facing garden, double width driveway and a garage. The accommodation with gas central heating and uPVC double glazing comprises an entrance hall, sitting room and a smart modern appointed dining kitchen to the ground floor. Moving upstairs is a landing, three good sized bedrooms and the modern three piece house bathroom which includes a spa bath. A very popular and convenient location, ideally placed within walking distance of local schools, great open countryside walks on The Chevin and easy access to main artery roads leading to Leeds, Bradford, Harrogate and surrounding areas. Viewing Recommended.



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 Double glazed door to the front elevation, uPVC window to the side, a central heating radiator and the staircase to the first floor.

SITTING ROOM 15' 9" x 12' 6" (4.8m x 3.81m) Gas stove inset to the chimney breast, wooden flooring, a central heating radiator and a uPVC window to the front elevation.

DINING KITCHEN 14' 11" x 7' 11" (4.55m x 2.41m) Smart modern appointed kitchen offering a good range of fitted units having worksurfaces over and a sink unit inset. The kitchen includes a built in oven, hob with extractor hood over and a dishwasher. Plumbing for a washing machine, a central heating radiator and a uPVC window to the rear.

FIRST FLOOR LANDING Window to the side elevation

BEDROOM 1. 11' 11" x 9' 5" (3.63m x 2.87m) Central heating radiator and a uPVC window.

BEDROOM 2. 11' 3" x 10' 5" (3.43m x 3.18m) Central heating radiator and uPVC windows to the rear.

BEDROOM 3. 8' 3" x 8' 3" (2.51m x 2.51m) Central heating radiator and a uPVC window.

BATHROOM W.C. Smart modern three piece suite in white comprising a spa bath with a shower and a screen over, a wash hand basin and a low level w.c. Complemented by tiled splash backs and a window to the front elevation.

PARKING, GARAGE & GARDENS A lovely feature of this home is the southerly facing fully enclosed garden to the rear. Predominately laid to lawn, together with a paved patio and with modern fencing enclosing. To the front is good parking which leads to a large garage and store.

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 or telephone them on 0113 2224404.

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.

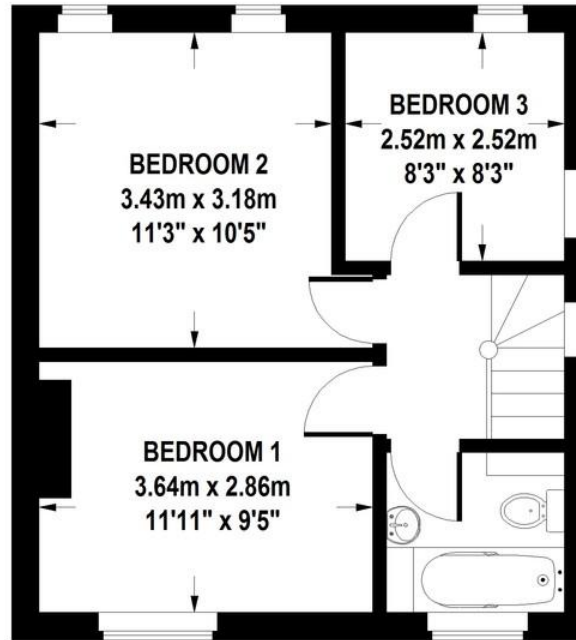
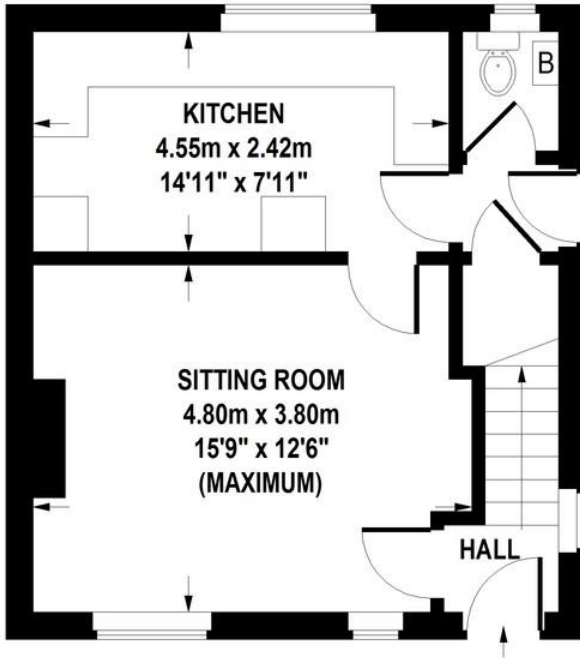
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VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ, Please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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.




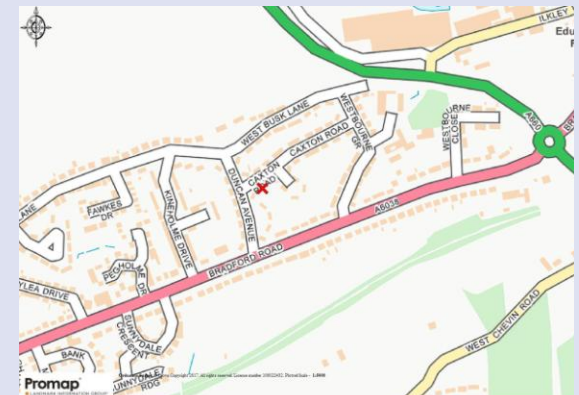


3 CAXTON ROAD

This plan is for reference only and is in accordance with PMA guidelines.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



**Dale
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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.