



6 St. Martins Field, Otley LS21 2FN
Asking Price Of £295,000





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MODERN 3 BEDROOM SEMI DETACHED HOUSE WITH PARKING, GARAGE AND AN ENCLOSED REAR GARDEN, LOCATED WITHIN THIS VERY POPULAR RESIDENTIAL LOCATION.

Light and airy throughout, this neat tidy 3 bedroomed semi detached house commences with a spacious welcoming entrance hallway with storage and a valuable cloaks w.c off. A through sitting room with a bay window and French doors to the fully enclosed rear garden, a dining kitchen, again with French doors to the fully enclosed garden. To the first floor is a spacious laning, an ideal area for a desk or reading area, 3 bedrooms with the principle having built in wardrobes and an en-suite, and finally the house bathroom. Externally we have a fully enclosed garden to the rear with a stone patio and artificial lawn for lower maintenance. Driveway parking leads to a detached garage at the side. A viewing of this uniquely designed home is strongly 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 HALLWAY Outer door with a glazed inset, useful deep storage cupboard and a central heating radiator.

CLOAKS W.C Low level w.c, a wash hand basin and a central heating radiator.

SITTING ROOM 15' 3" x 9' 1" (4.65m x 2.77m) Lovely reception room having a bay window to the front elevation, French doors to the rear garden and a central heating radiator.

DINING KITCHEN 17' 9" x 7' 10" (5.41m x 2.39m) Fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric oven and gas hob with an extractor hood over, plumbing for a washer and a dishwasher. Central heating radiator, window to the front elevation and French doors to the rear garden.

FIRST FLOOR LANDING Spacious landing, ideal space for a desk etc, window to the rear and a central heating radiator.

BEDROOM 1. 12' 2" x 11' 11" (3.71m x 3.63m) Built in wardrobe, central heating radiator and a window to the rear elevation.

EN-SUITE Three piece suite in white comprising a shower cubicle, a wash hand basin and a low level w.c. Tiled splash backs, central heated towel rail and a window to the front elevation.

BEDROOM 2. 15' 2" x 7' 9" (4.62m x 2.36m) Windows to the front and rear together with a central heating radiator.

BEDROOM 3. 9' 9" x 7' 7" (2.97m x 2.31m) Window to the front elevation and a central heating radiator.

HOUSE BATHROOM Three piece suite in white comprising a paneled bath, a wash hand basin and a low level w.c. Tiled splash backs, central heated towel rail and a window to the front elevation.

GARDENS, GARAGE AND DRIVEWAY To the front is a neat shrubbed garden. Driveway providing private off road parking and leads to an integrated garage (16'8 x 8'6) which has light and power points, plumbing for a washer and a door to the rear garden. The rear garden is privately enclosed and includes a neat Indian stone patio and artificial lawn providing lower maintenance and all year round use.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

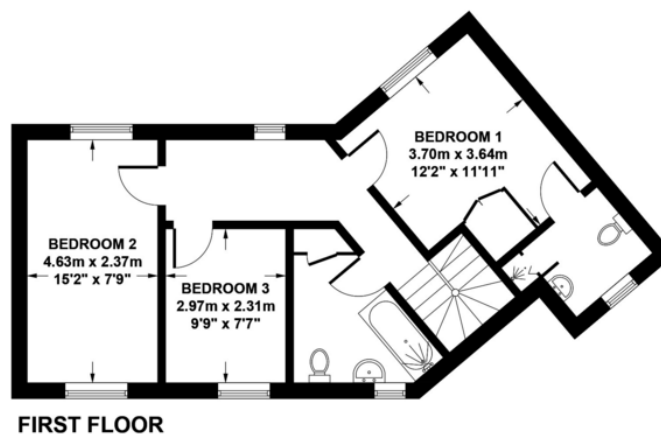
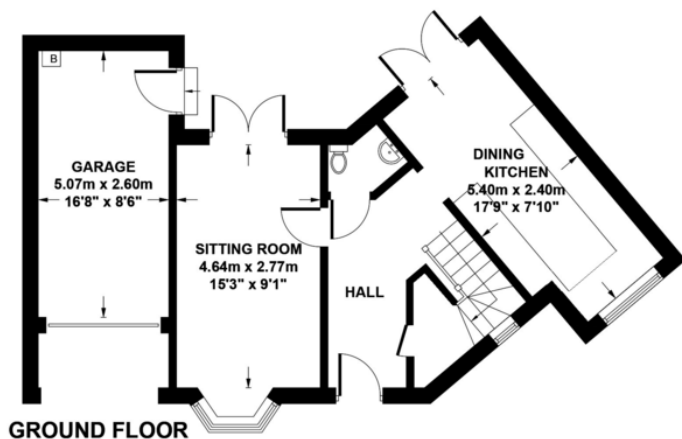
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced 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.

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

Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.





6 ST.MARTINS FIELD

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. (ID 839197)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.