



Cedar Cottage, Chevin Avenue, Otley, LS21 3BH

Available with no chain and in need of modernisation this property provides an exciting opportunity for someone to create a lovely home. Cedar Cottage is a link-detached, has three bedrooms, off street parking, garage and delightful gardens with a semi-rural aspect on the edge of Otley.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB

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Cedar Cottage, Chevin Avenue, Otley, West Yorkshire, LS21 3BH

Bradford 10 miles, Harrogate 11.5 miles, Leeds 11.5 miles (all distances approximate)

Guide Price: £372,000

- Available with NO ONWARD CHAIN
- Link -detached Dormer Bungalow
- Located in a sought-after location
- Exciting opportunity, now in need of modernisation
- Three bedrooms (two 1st floor)
- Off street parking and single garage
- Pleasant gardens



General remarks

Cedar Cottage is well positioned for walking into Otley town centre and its amenities, whilst nestled in a little-known backwater of the town with stunning surroundings.

Available with no onward chain and requiring modernising the potential to create an individual home makes this a very rare and exciting opportunity for a range of buyers.

During our client's ownership various alterations have been carried out, the main being an addition of a dormer window to create a further bedroom upstairs.

On the ground floor is a kitchen with a selection of base and wall units, plumbing for a washing machine, integrated oven and hob and space for a small dining table. Off the kitchen is a covered timber structured garden room with access to a storage/utility area forming part of the garage. The living room is of a good size and boasts a large bay window overlooking the front garden. A smart house bathroom, master bedroom

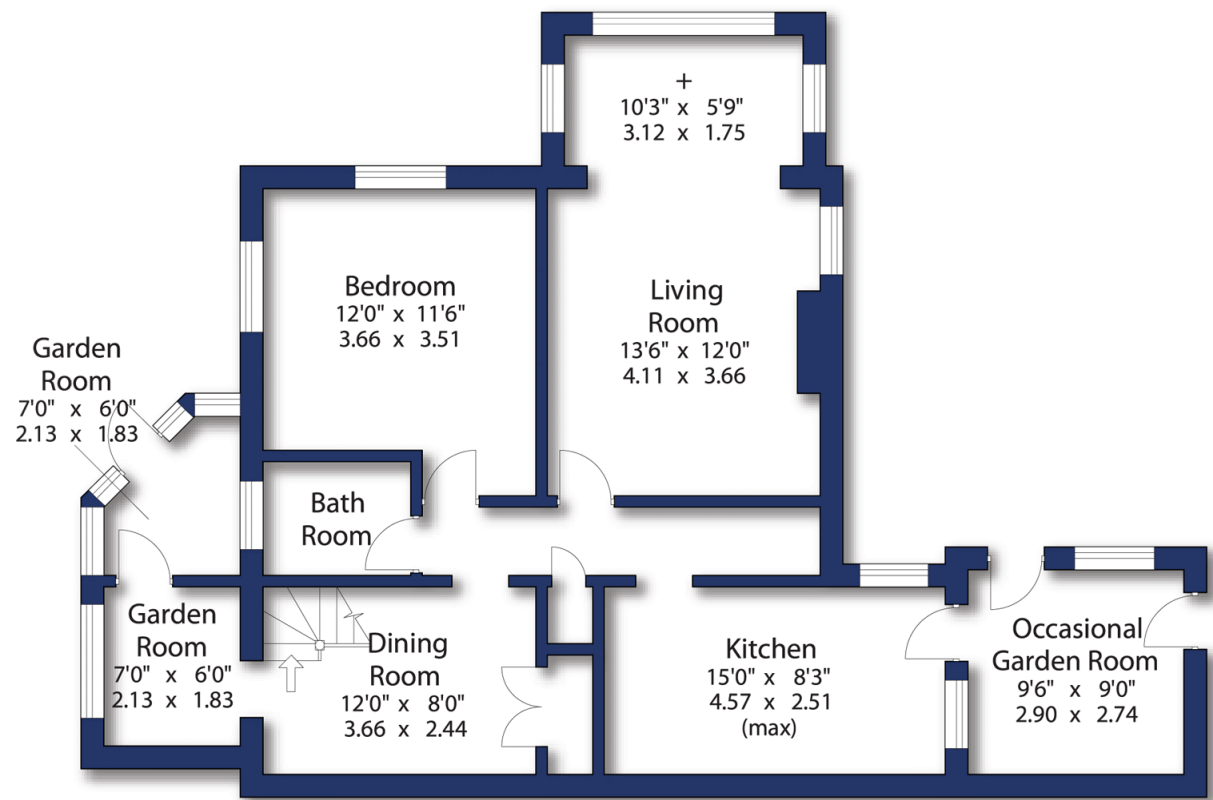
with a range of fitted wardrobes and dressing table, dining room with occasional garden room created to enjoy the garden complete the ground floor.

On the upper floor are two bedrooms, the large bedroom has a dormer window providing far reaching views of Otley Chevin, useful vanity basin and under eaves storage. The smaller room also benefits from useful under eaves storage space.

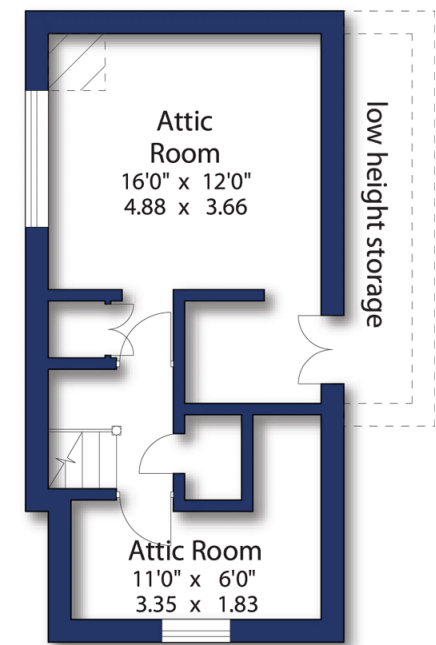
All mains services including gas central heating and partial double glazing.

Otley is a popular market town filled with history located on the banks of the River Wharfe. It's a wonderful place to visit with easy access to the dales, Leeds, Harrogate and Bradford. Various community groups are active offering something for everyone from music, crafts, sports and a community hub. We encourage you to visit www.visitotley.co.uk for more information. For the commuter Leeds Bradford Airport is a short drive away as is Menston train station.

Floorplans



Ground Floor



First Floor

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Contact us



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Directions

From leaving our office proceed out of Otley along Bondgate which turns into Gay Lane, as the road veers to the left turn right up East Chevin Road. Turn first left onto Silver Mill Hill and follow the road, Chevin Avenue can be found on the right and Cedar Cottage can be identified by our For Sale Board. What3Words harsh.raven.credible

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F
- Conservation Area

Tenure, Services & Parking

- Freehold
- All mains services, Gas central heating and partial double glazing
- Driveway providing off street parking

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low Rivers & the Sea - Very low Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view. Photos taken Spring 2025

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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