



Guide Price £299,950

- Available with no chain
- Semi-detached
- Three bedrooms
- Smart kitchen and bathroom
- Substantial corner plot with potential to extend (subject to planning consents)
- South facing front garden
- Driveway and garage
- Great location for All Saints

71 St. Clair Road, Otley, West Yorkshire, LS21 1DE

Available with no chain and occupying a generous corner plot this semi-detached home with three bedrooms, garden, driveway and garage is ideally located for All Saints Primary School and close to Otley town centre.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk



71 St. Clair Road, Otley, West Yorkshire, LS21 1DE

Menston Station: 3 miles, Bradford 11 miles, Leeds 11.5 miles, Harrogate 12 miles (all distances approximate)

General remarks

71 St. Clair Road is located within walking distance of All Saints Primary School making it a perfect location for families.

Occupying a generous corner plot this home offers accommodation arranged over two floors benefitting from all mains services including double glazing and gas central heating.

To the ground floor is a pleasant entrance hall with useful understairs storage space. The living room runs the entire depth of the property and is split into equal living/dining proportions. The kitchen is smart with a range of base and wall units, plumbing for a washing machine and access onto the rear patio area.

Upstairs are three bedrooms of varying sizes, the master having fitted wardrobes and a house bathroom.

Outside to the front are pleasant southerly facing views towards Otley Chevin and a pleasant garden which extends round the side.

To the rear is a separate outbuilt single garage and off-street parking.

Otley's active and historic market town centre is a short distance away and offers an excellent array of shops, good schools for all age groups with All Saints primary school located nearby feeding to Prince Henry's highly regarded grammar school, together with numerous recreational facilities.

The surrounding business centres of both North and West Yorkshire, including Leeds, Bradford, Harrogate and York are within comfortable daily travelling distance by road. There is a town centre bus station with synchronised hopper links to Menston's railway station. Leeds Bradford International Airport is also at nearby Yeadon.

Directions

Proceed along Bondgate and follow the road onto Gay Lane. Take the next turning left past the petrol station onto Cambridge Street, which becomes Cambridge Way. At the junction of this road turn right onto St Clair Road where the property can be found on the right hand side identified by our For Sale Board. what3words texts.maggie.flop

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Driveway and single garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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.

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 £34.20 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.

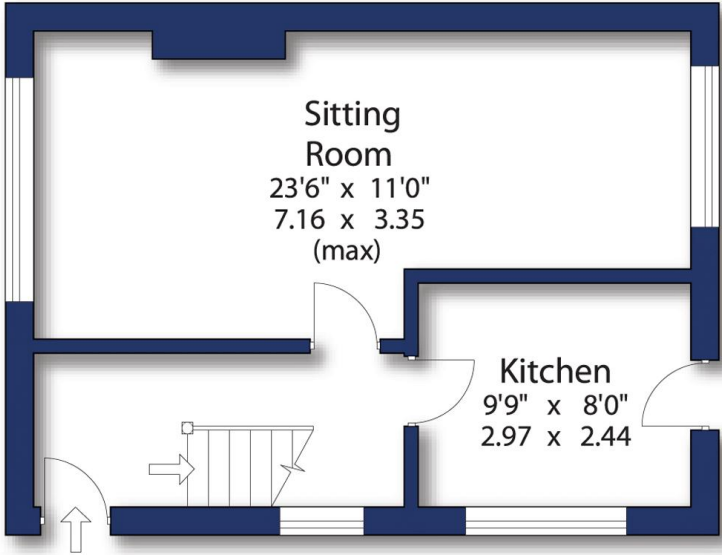
Referral fees

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.

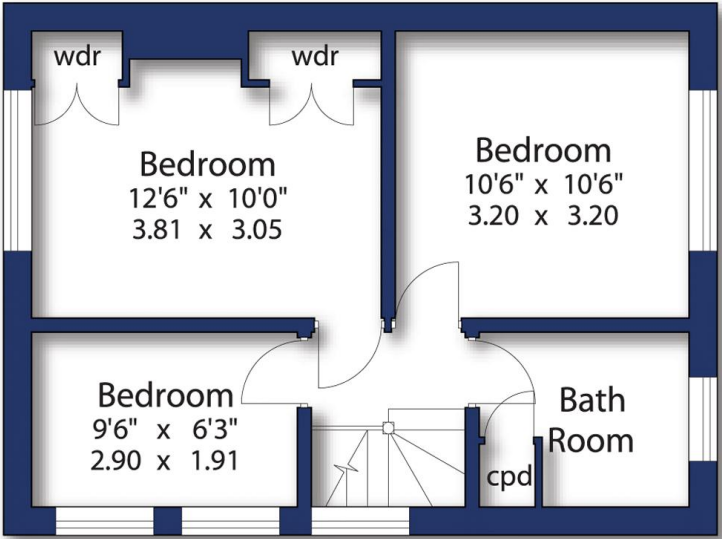
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Floorplans

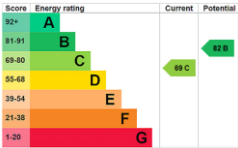


Ground Floor



First Floor

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Contact us

01943 463321

otley@dacres.co.uk