



Guide Price £305,000

- NO ONWARD CHAIN
- Semi-detached
- Well-presented throughout
- Three bedrooms
- Smart shower room
- Gas central heating
- Double glazing
- Garden to side and front
- Southerly facing rear patio
- Driveway and single garage
- Ideally located for All Saints Primary School

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

Available with no onward chain a well presented three bedroom semi-detached property occupying a corner plot allowing scope for extension (subject to consent) with driveway plus single garage located within this favourable residential area.

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



9 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

The sale of 9 St. Clair Road provides an excellent opportunity to acquire a semi-detached family home enjoying a delightful location within this popular residential area.

Well planned and arranged over two floors this home benefits from all mains services, double glazing and gas central heating.

To the ground floor is a welcoming entrance hall leading to the kitchen which is smart and has a range of wall and base units and plumbing for a washing machine. The living/Dining room has a focal fireplace and patio doors which lead directly onto the rear patio. To the first floor are three bedrooms of varying sizes, two with fitted wardrobes and a shower room.

Outside to the front and side are pleasant family friendly gardens and to the rear is patio area which is perfect for quiet alfresco dining. There is a driveway and single outbuilt garage with power.

As previously mentioned, All Saints Primary School is a stone's throw away and the towns facilities are close by.

Otley is a market town nestled on the banks of the River Wharfe with a good range of shops including three national supermarkets and a good selection of independent shops, cafes and restaurants. There are many clubs and community groups including sports, arts, music to name a few.

There is a central bus station and Menston railway station is a short drive away. Those travelling overseas Leeds Bradford Airport is in 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 turn right onto St Clair Road. The property is located on the right-hand side and can be identified by our For Sale Board. what3words knees.engraving.results

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.

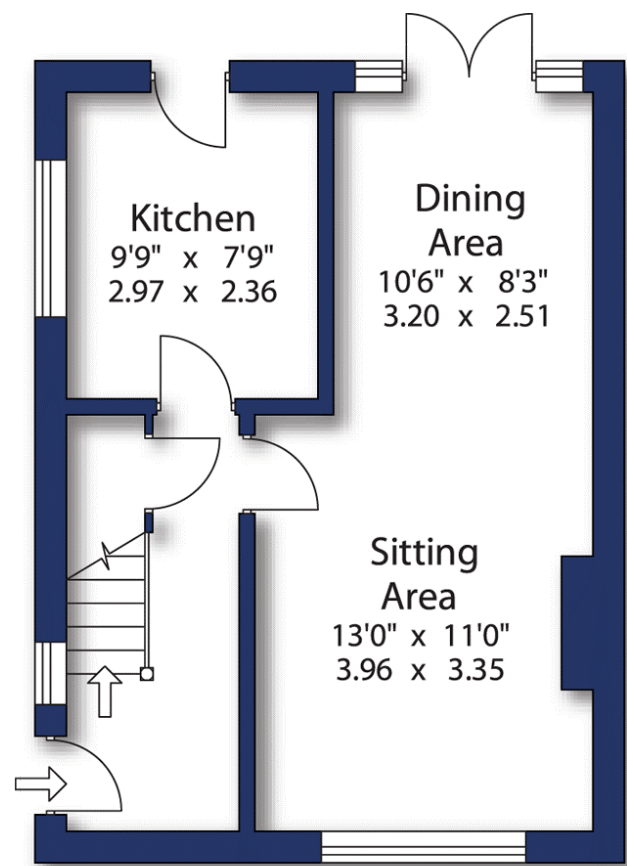
Referral fees

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.

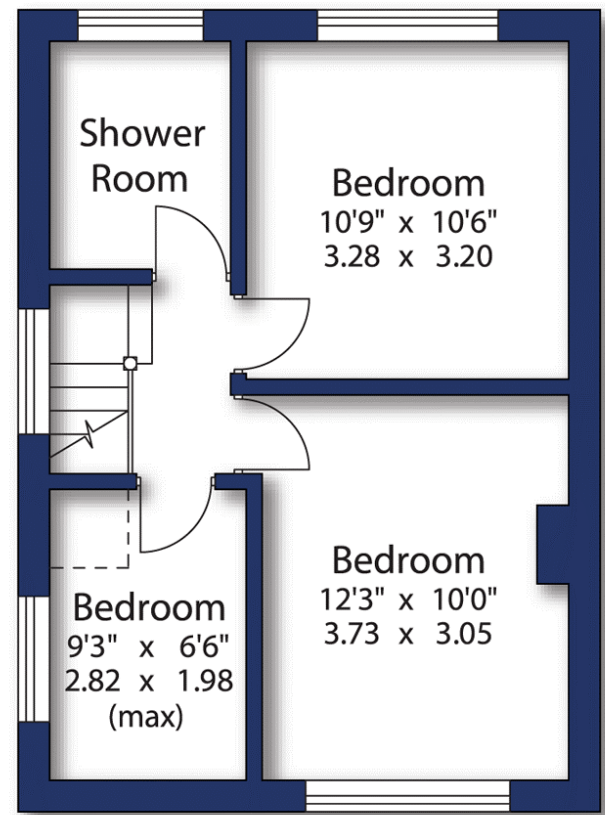
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Floorplans

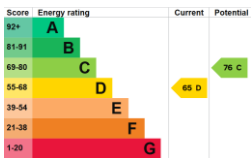


Ground Floor



First Floor © Dacre, Son & Hartley

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Contact us

01943 463321

otley@dacres.co.uk