DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £240,000

- 1970's two-bedroom mid-terrace
- Spacious dining kitchen and Sitting room
- House bathroom
- Gas central heating and double glazing
- Pleasant rear garden, patio area
- Off street parking
- Ideally located for All Saints Primary School
- Popular and established residential area

10 Kings Close, Otley, West Yorkshire, LS21 1RQ

Nestled in a highly sought-after development just moments from the town centre, this charming two-bedroom mid-terrace property on Kings Close features a delightful rear garden and off-street parking.

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dacres.co.uk







10 Kings Close, Otley, West Yorkshire, LS21 1RQ

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

General remarks

Tucked away just off Cambridge Drive, Kings Close cul-de-sac sits right on the doorstep of All Saints Primary School.
The development was built in the late 1970's and includes a mix of terraced, semi-detached and detached properties.

The property welcomes you with an open plan front garden with pathway leading you to the front door which has direct access into the sitting room. This well-proportioned space has a lovely feature bow window which floods the room with natural light and a cosy feature fireplace housing a living flame gas fire. The dining kitchen has a good range of base and wall units with integrated appliances plus convenient direct access to the rear garden.

The first floor comprises two bedrooms, a landing, and a house bathroom.

The rear of the property opens onto a charming garden with lawn, raised planters, and a sunny patio area ideal for sitting out, complete with a convenient storage shed.

As you approach this row of terraces there are some garages, with this property having a dedicated hard standing space for parking.

The property benefits from all mains services, including gas central heating and double glazing.

Otley is a market town and is set on the banks of the River Wharfe with the impressive backdrop of Otley Chevin of which you can see from this property. There are a good mix of independent shops, cafes and restaurants as well as three national supermarkets. A central bus station provides links to neighbouring towns and cities and Menston train station is a short drive away. Otley has various groups and organisations including sport, music, art and dance, there is something for everyone. www.visitotley.co.uk

As previously noted, the property is situated just moments from All Saints Primary School, a designated feeder school for the highly regarded Prince Henry's Grammar School in Otley.

Directions

From the Dacre, Son & Hartley Otley office proceed in an easterly direction along Bondgate and follow the road round to the right into Gay Lane. Take the first turning on the left into Cambridge Street and then at the end of the road turn right into St Clair Road. Almost immediately turn left into Cambridge Drive and then take the second turning on the right into Kings Close whereupon number 10 can be found on the left hand side.

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services
- Off street parking

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

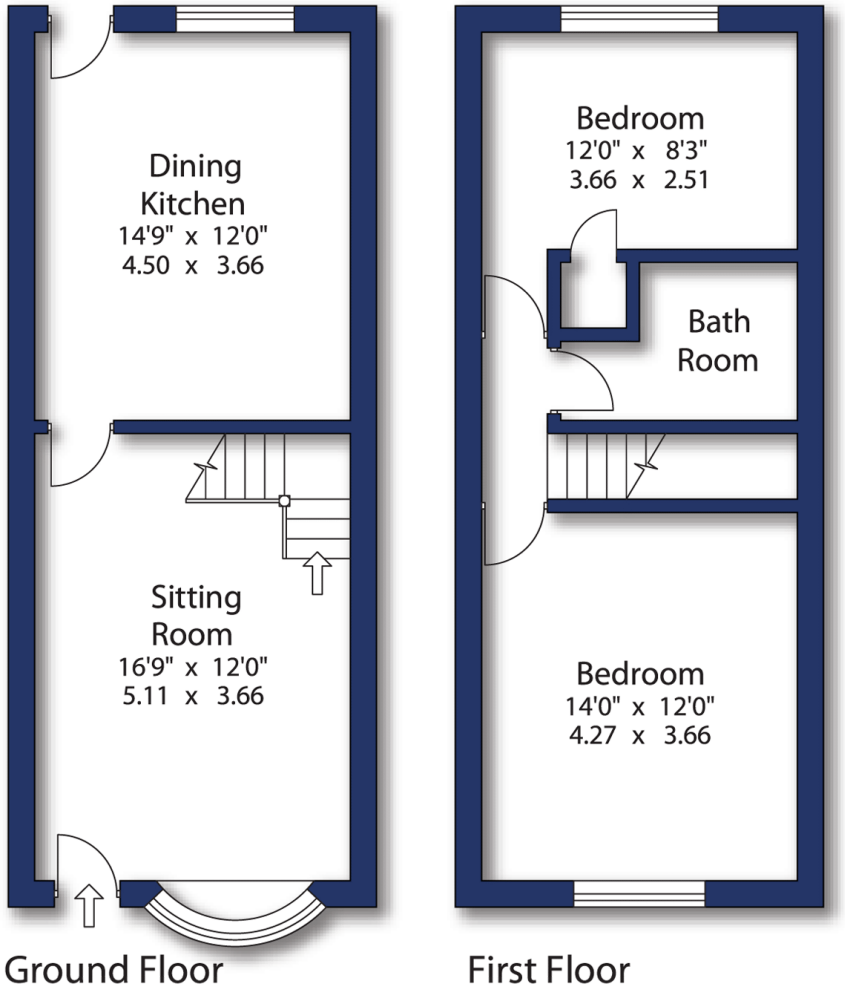
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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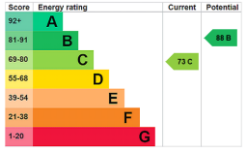




Floorplans



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