DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £475,000

- NO ONWARD CHAIN
- Centrally located detached bungalow
- Sitting room & study
- Kitchen
- Garden room/occasional third bedroom
- Two bedrooms, one with en-suite
- Shower room and useful store
- Easily managed gardens, enclosed to the rear
- Driveway with ample parking and single garage

1 Vicarage Gardens, Otley, West Yorkshire, LS21 3PD

Available with NO ONWARD CHAIN we're excited to offer 1 Vicarage Gardens to the market. An extended two/three bedroom detached bungalow having easily managed gardens with summerhouse, parking and outbuilt garage located in this discrete cul-de-sac centrally located for all of Otley's amenities.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
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dacres.co.uk







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1 Vicarage Gardens, Otley, West Yorkshire, LS21 3PD

Harrogate 11 miles, Bradford 11 miles, Leeds 12 miles (all distances approximate)

General remarks

1 Vicarage Gardens is one of a handful of properties built in the late 1990's set within this little known, exclusive cul-de-sac position a stone's throw from the centre of town providing access to all local amenities.

Now in need of some TLC the property is for sale with no onward chain and offers accommodation suitable for someone looking for lateral living space and has the potential to re-configure the current layout if required.

There is a useful entrance porch, ideal for coats and shoes. The kitchen has an open aspect into the sitting room creating a nice feature, allowing natural light to flow through. There are two bedrooms, the master benefitting from a smart en-suite shower room. There is also a house shower room.

In 2007 a ground floor extension was added, this is accessed through what was the third bedroom, now a useful study. It is a fantastic light and airy reception room with sliding patio doors leading out onto the rear garden and could be used as a third bedroom if required.

Outside are easily managed gardens to the front and an enclosed rear garden and summerhouse. Driveway parking and a single garage.

Otley is a traditional market town with a good selection of shops, cafes, restaurants and three national supermarkets, Waitrose and Sainsbury's being the closest. With many community groups running in Otley there is something for everyone of any age. For the commuter we're a short drive from Menston train station and Leeds Bradford International Airport.

For more information on Otley please visit www.visitotley.co.uk

Directions

On leaving our office proceed up Burras Lane, after a short distance turn left after the carpark into Vicarage Gardens where the property can be found on the left hand side identified by our For Sale Board. what3words ambition.mystified.motels

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Driveway and 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 £26.10 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

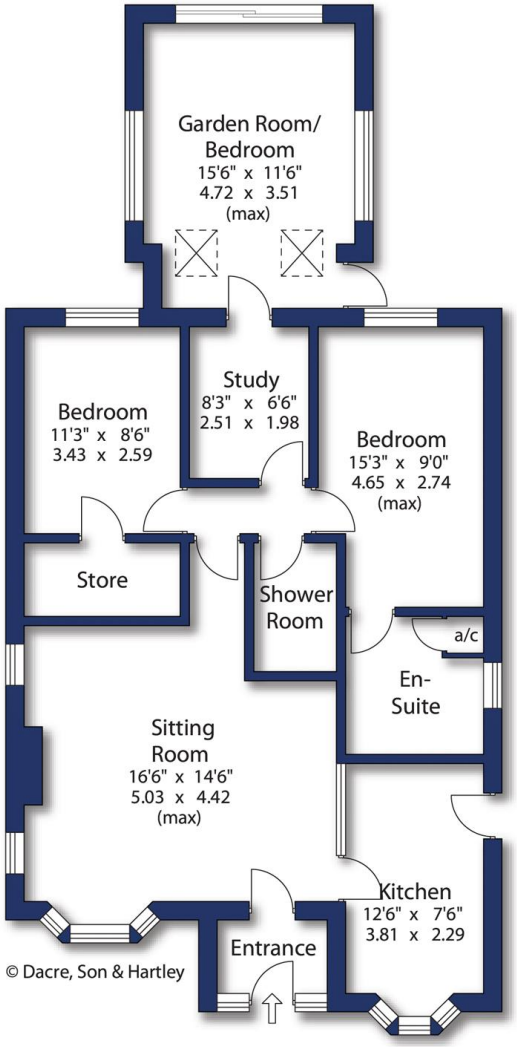
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

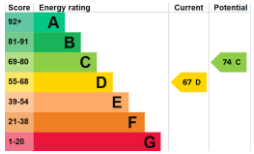
Dacres Ref: OTL260003/TJU/HCJ/15.06.26(2)





Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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