



82 The Crossways, Otley, West Yorkshire, LS21 2DA

A thoughtfully extended and much improved four bedroom semi-detached family home, impeccably presented with substantial parking area and westerly facing enclosed gardens at the head of a quiet cul-de-sac close to Prince Henry's Grammar School and Otley's amenities.

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82 The Crossways, Otley, West Yorkshire, LS21 2DA

Harrogate 10.5 miles, Bradford 10.5 miles, Leeds 11 miles (all distances approximate)

Guide Price: £375,000

- Thoughtfully and thoroughly extended and improved semi-detached property
- Flexible living space arranged over two storeys
- Four bedrooms, one with en-suite plus house bathroom
- Impeccably decorated and finished from top to bottom
- Ample parking through a gated driveway
- Lawned, enclosed garden with decked BBQ area
- Quiet head of cul-de-sac, child-friendly location



General remarks

The owners of 82 The Crossways should be commended on the improvement and extension works undertaken by them over recent years.

As the photographs show, the property is impeccably presented and includes a substantial sitting room with feature log burning stove, a playroom/study/snug and a recently fitted kitchen with shaker style units, quartz worktops, and an array of appliances. There is also a useful utility area and downstairs WC. To the upper storey are four bedrooms of varying sizes, one with en-suite facilities, as well as the house bathroom.

The property has been re-rendered and services improved, including a recently installed Ideal combi boiler, and is double glazed. There is a front driveway, whilst gates lead to a further parking area and enclosed, westerly facing, level, lawn gardens beyond, with two sheds and a raised decked, partly covered BBQ area.

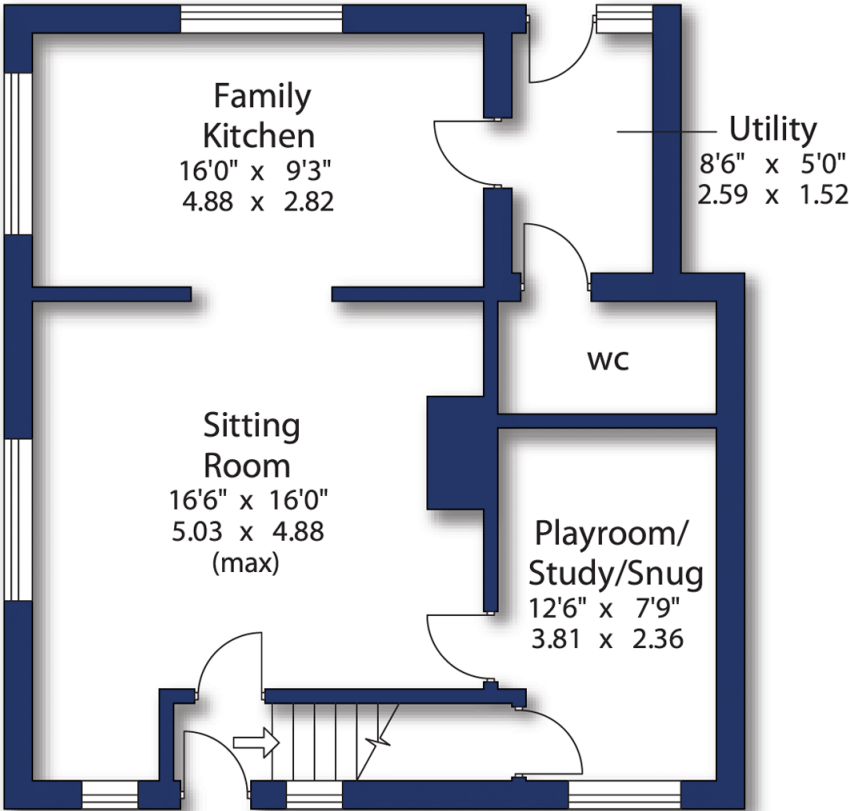
The property lies north of the River Wharfe in the popular market town of Otley.

Excellent local schools, including the highly regarded Prince Henry's Grammar School, are within easy reach, as is a local general store.

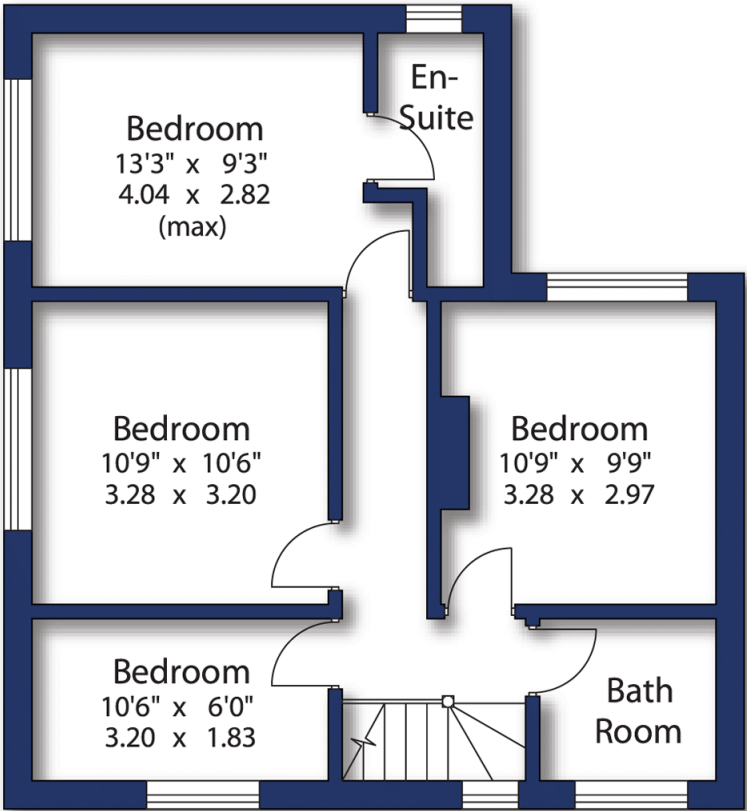
There are bus services into town where more extensive shopping and recreational facilities are available, including Waitrose, Sainsbury's, and Asda supermarket.

Otley itself is an ideal place for comfortable daily commuting into the surrounding business centres of both North and West Yorkshire, including Leeds, Bradford, Harrogate, and York. There is Leeds Bradford International Airport at nearby Yeadon. The town's bus station has links to Menston's nearby rail station with main line links.

Floorplans



Ground Floor



First Floor

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Mortgage
Advice Bureau

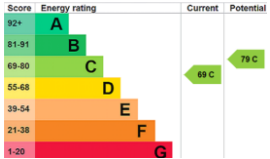
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Contact us



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Directions

Leave the centre of Otley in a northerly direction, crossing the River Wharfe. Turn right onto The Crescent which leads on to The Crossways, where the property will be seen on the left hand side up a small cul-de-sac identified by a Dacre, Son & Hartley for sale board. What3Words suits.couches.tempting

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services. Gas Central Heating. Double Glazing. Woodburning Stove.
- Off street driveway 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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

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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