



Guide Price £225,000

- Stone built semi-detached property
- NO ONWARD CHAIN
- Two bedrooms
- Sitting room with electric faux wood burning stove
- Kitchen and shower room
- Outside cottage style garden
- Outside workshop/home office
- Off street parking
- Walking distance of the town centre

14 Springfield Place, Otley, West Yorkshire, LS21 3JW

Available with no onward chain 14 Springfield Place is a delightful two-bedroom stone built semi-detached home located within walking distance of the town centre and offers an opportunity for a buyer looking for something in need of a little TLC to make their own.

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



14 Springfield Place, Otley, West Yorkshire, LS21 3JW

Bradford 9 miles, Leeds 12 miles, Harrogate 13 miles (all distances approximate)

General remarks

This property is located just off Bradford Road and enjoys a southerly facing aspect to the front with outside space including a useful timber workshop or home office with heating, power and light.

To the ground floor is a useful sunroom/conservatory providing further space for relaxing. The kitchen has a good range of wall and base units and plumbing for a washing machine. The sitting room is of a generous size and boasts a feature stone fireplace with electric faux wood burning stove. There is also a useful cellar for additional storage. Upstairs are two bedrooms, one double and one single, and a smart bathroom with walk-in shower.

Outside there is a parking space to the side of the property with a gravelled area in front. Directly to the front of the property there is a large workshop with heating, power and light which could serve a number of purposes including a home office.

To the rear is a small walled cottage garden area. The property benefits from all mains services including gas central heating and double glazing.

The market town of Otley provides an extensive range of shopping and recreational sporting and educational facilities with Westgate Primary School close by.

Waitrose supermarket and riverside walks are a stroll away.

The property is ideally placed for comfortable daily commuting into the surrounding business centres of both North and West Yorkshire. Leeds/Bradford International Airport is situated at Yeadon and a metro station is found at nearby Menston.

Directions

Leave Otley on the A659 Ilkley Road, pass Waitrose, stay on this road and after a short distance bear left where the road forks into Bradford Road. The property will be seen after a short distance on the right-hand side identified by our for sale board. what3words fuzz.tastes.trails

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B
- Conservation area

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- 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.

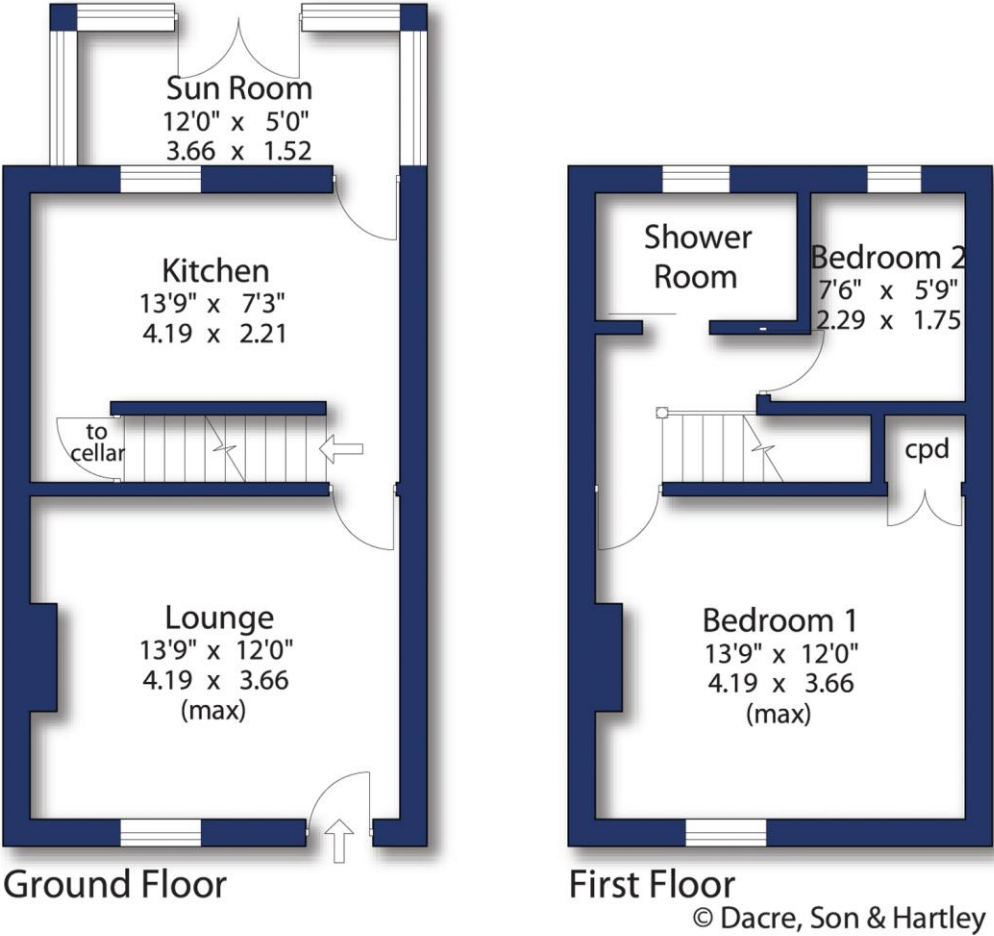
Referral fees

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.

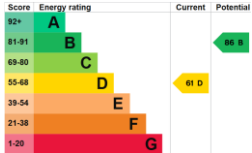
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Floorplans



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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