



Guide Price £435,000

- Substantial detached three bedroom bungalow
- Smartly presented throughout
- All mains services and sealed unit double glazing
- Parking and integral garage
- Pleasant front and rear level gardens
- Established and regarded residential location

17 St. Martins Avenue, Otley, LS21 2AN

A substantial three bedroom detached bungalow, smartly presented with all main services, parking, garage and pleasant gardens in this established and popular residential area handy placed for Otley's facilities.

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Harrogate 10.5 miles, Bradford 11 miles, Leeds 13 miles (all distances approximate)

General remarks

17 St. Martin's Avenue sits in a generous plot and is a substantial three-bedroom detached bungalow.

In brief there is a recently installed kitchen with appliances, a substantial living room and dining room together with three bedrooms, including one with en-suite facilities and house bathroom. There is contemporary decor throughout and the property benefits from all main services including gas fired central heating and sealed unit double glazing.

We are informed that there is a boarded roof void with Velux windows, ideal for extension of the existing living space (subject to the necessary consents). Outside is a generous southerly facing rear garden with large patio area, a driveway providing off street parking and a garage.

St. Martin's Avenue is located in a popular residential area to the north of the River Wharfe in the market town of Otley. Local shopping facilities are on hand and there is a regular bus service into the town offering a broad range of shopping and recreation facilities.

The major business centres of both North and West Yorkshire including Leeds, Bradford, Harrogate and York are within comfortable daily travelling distance by road. Otley has a central bus station with frequent links to Menston railway station and Leeds Bradford International Airport is at nearby Yeadon.

Directions

Leave the centre of Otley in a northerly direction crossing the River Wharfe. Continue straight up the hill and after passing the hospital turn left onto St. Richard's Road the take the first right onto Saint David's Road. Take the first turning onto Saint Martin's Avenue where the property will be seen after approximately 100 yards on the left hand side identified by a Dacre, Son & Hartley 'For Sale' board.
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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 Integral 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.

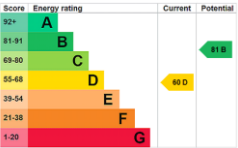
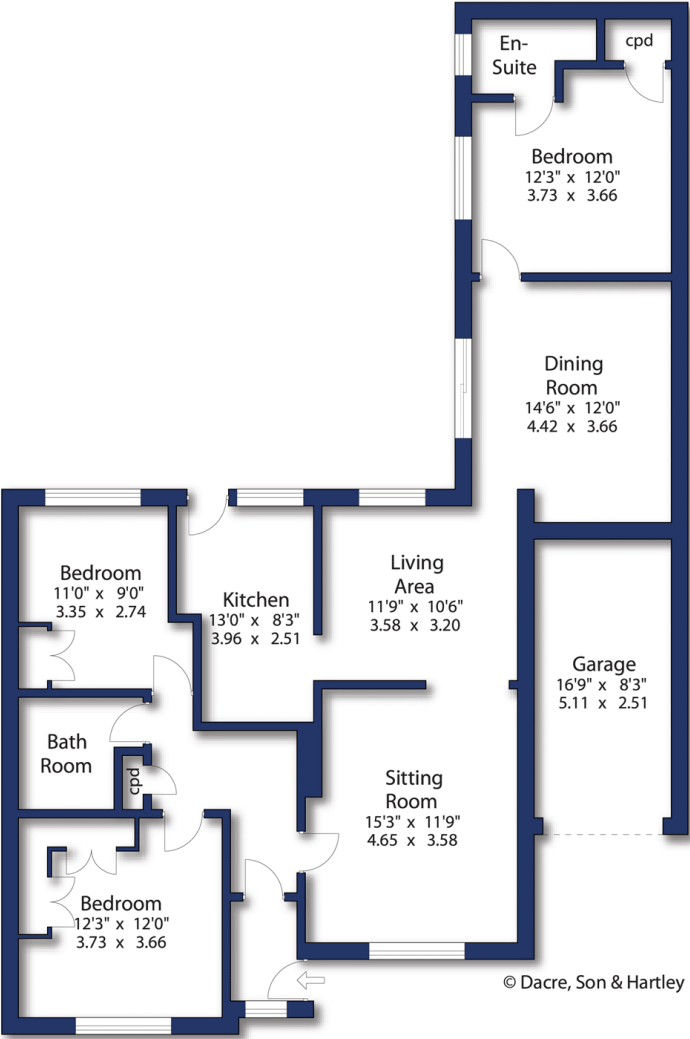
Referral fees

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.

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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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