



36 Athelstan Lane, Otley, LS21 2BN

Available with no onward chain we're delighted to offer this extended three-bedroom semi-detached property to the market with three bedrooms delightful westerly facing rear garden, driveway and single garage.

Guide Price £295,000

- Available with no onward chain
- Extended semi-detached home
- Living room with woodburning stove
- Pleasant sunroom
- Smart kitchen with separate dining area
- Three bedrooms
- House bathroom
- Garden to front and rear
- Ample off-street parking and garage
- Well-presented throughout
- Ideally located for local schools

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36 Athelstan Lane, Otley, LS21 2BN

Harrogate 10 miles, Bradford 11 miles, Leeds 13 miles (all distances approximate)

General remarks

36 Athelstan Lane is a warm and inviting home, well-presented and appointed throughout, it would suit a couple or small family with accommodation arranged over two floors and scope to extend further (subject to planning consent)

To the ground floor is a welcoming entrance porch, this is a great space for storage and leads into the main entrance lobby with a further storage cupboard. The sitting room features a wonderful fireplace with woodburning stove and bespoke shelving to either side of the alcove, a real stand out feature! To the rear is a sunroom which has various uses, for example and office, snug or simple garden room. The kitchen forms part of the extension and benefits from a range of modern wall and base units and integrated appliances, there is also a useful separate dining area providing that all important entertaining space.

To the first floor are three bedrooms of various sizes, the two main bedrooms have the benefit of sound proofing to the adjoining neighbouring property. The house bathroom is modern and comprises off a bath with shower over, wc and wash hand basin.

Outside to the front is a private driveway, garage and garden. To the rear is a lovely westerly facing and child friendly garden, level, laid to lawn with a patio area and storage shed.

The property is situated off Farnley Lane, north of the River Wharfe and bordering the popular market town of Otley. Excellent local schools, including Prince Henry's highly regarded Grammar School, are within easy reach as is a local general store, and there are bus services into town where more extensive shopping and recreational facilities are available including Waitrose, Sainsburys and Asda supermarkets.

Otley's market town itself is ideally placed for comfortable daily commuting into the surrounding business centres of both North and West Yorkshire, including Leeds, Bradford, Harrogate and York. There is the Leeds Bradford International Airport at nearby Yeadon and the town bus station has links to Menston's nearby railway station with mainline links.

Directions

Leave the centre of Otley in a northerly direction, crossing the river and turning right into Farnley Lane. After passing Prince Henry's Grammar School take the fourth left turning on to Athelstan Lane where No 36 will be seen towards the end on the left hand side, identified by Dacre, Son & Hartley's For Sale board. what3words roadblock.impressed.victory

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- All mains services. Gas Central Heating. Double Glazing. Underfloor heating (bathroom). Woodburner
- Driveway parking 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](https://www.gov.uk/check-flood-risks)

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.

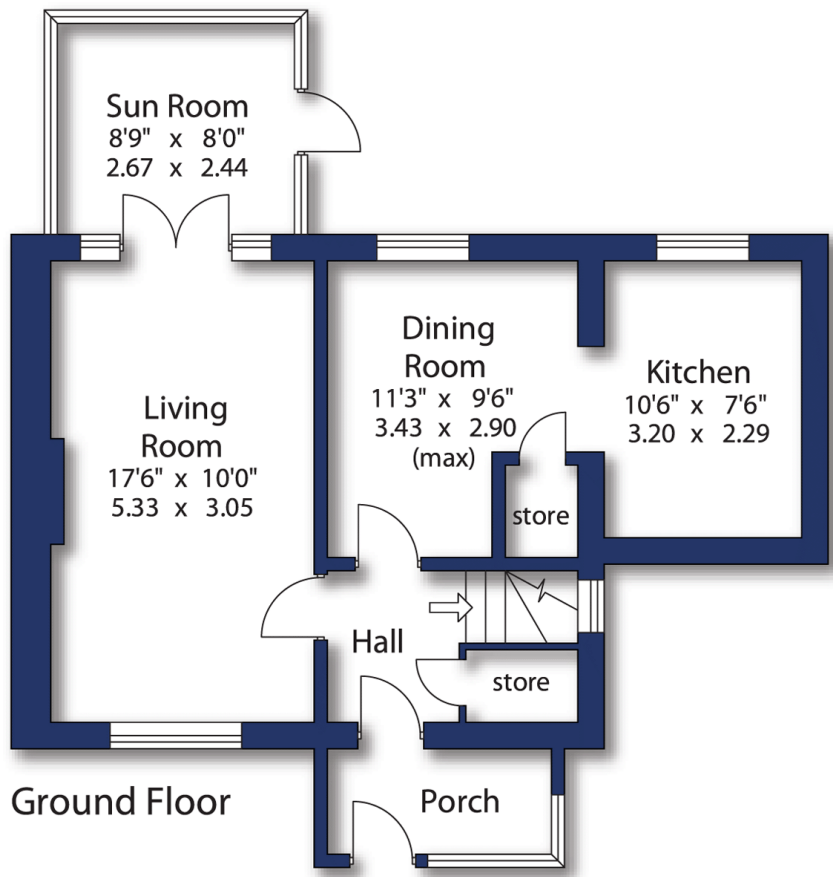
Referral fees

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.

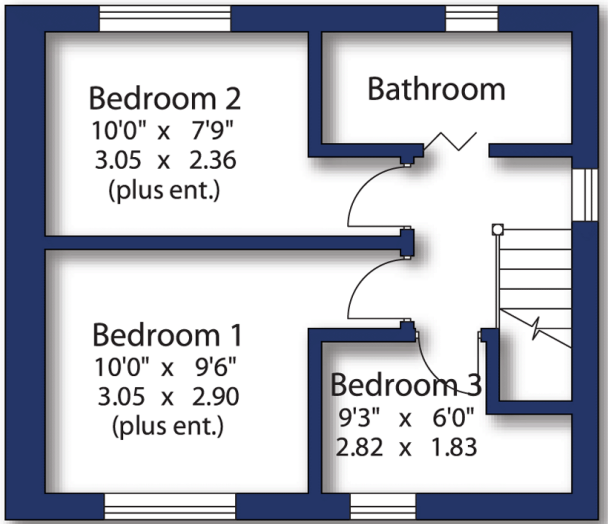
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Floorplans

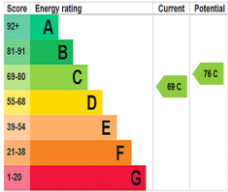


Ground Floor



First Floor

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