DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £400,000

- NO ONWARD CHAIN
- Semi-detached home
- Arranged over three floors
- Open plan living kitchen/dining area
- Study/Playroom
- Downstairs WC
- Three bedrooms, master with en suite
- Family Bathroom
- Allocated parking space and single garage
- Enclosed level rear garden/patio
- Much sought-after location

24 Mill Way, Otley, West Yorkshire, LS21 1FE

Available with no onward chain a beautiful three-bedroom semi-detached home offering thoughtfully arranged accommodation over three floors, situated within this highly desirable residential area of Otley with a rear garden, parking and single garage.

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







24 Mill Way, Otley, West Yorkshire, LS21 1FE

Harrogate 11 miles, Skipton 17 miles, Leeds 13 miles (all distances approximate)

A stylish home, part of the Garnett Wharfe development built by David Wilson Homes in 2015

General remarks

To the ground floor is a kitchen with open plan living/dining space creating a sociable and practical environment, ideal for both everyday living and entertaining. A useful study/playroom provides excellent flexibility for those working from home or families requiring additional space. A convenient downstairs WC completes the ground floor accommodation which is further enhanced by having two useful cupboard/utility spaces.

To the first floor, a further sitting room provides an additional reception space, offering a degree of separation from the main living area. The impressive principal bedroom is also located on this floor and benefits from a modern en-suite shower room, creating a comfortable and private retreat with fitted wardrobes. On the second floor are two double bedrooms and a family bathroom

The property is well presented throughout with well-appointed fixtures and fittings, double glazing and gas central heating.

Outside to the front is a small garden and to the rear is an enclosed garden, enjoying both lawned and paved patio areas, providing an ideal setting for outdoor relaxation, family enjoyment and summer entertaining. Further benefits include off-street parking and a single garage, offering valuable additional storage and practicality.

The property is in a popular residential area of Otley, with pleasant walks along the nearby River Wharfe, and a short stroll to Buon Apps restaurant and the town centre. Otley has highly regarded local schools, including Prince Henry's Grammar School. The town has an array of independent shops, cafes and restaurants including three supermarkets. With a good selection of community groups including, sport, arts, music and dance, there is something for everyone. Menston train station is a short drive away and for those travelling overseas, Leeds Bradford International Airport is located in nearby Yeadon.

Directions

From the centre of town take the A659 easterly in the direction of Harrogate. The road to the Garnett Wharfe development is easily identified on the left before Otley Garden Centre. Take this road and continue into the centre of the development where No.24 can be found on the right hand side, identified by our For Sale Board.
what3words texts.cornfield.dishing

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Driveway and garage. The garage is leasehold for 155 years from 1 January 2014
- All mains services

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

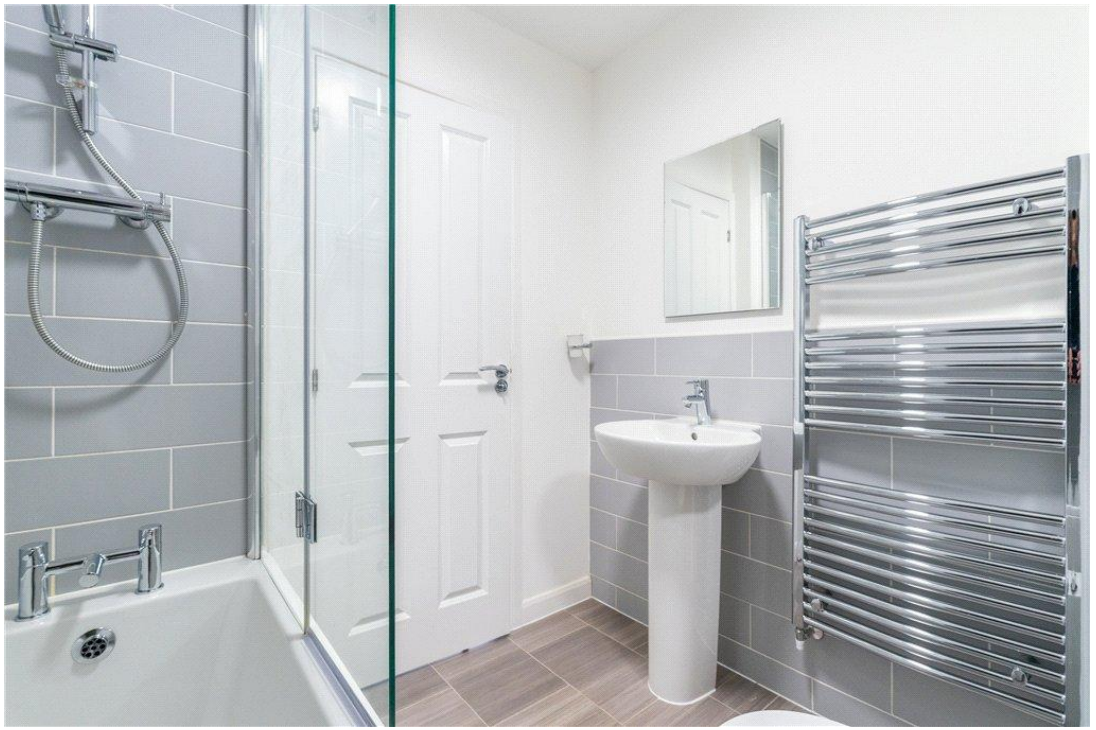
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

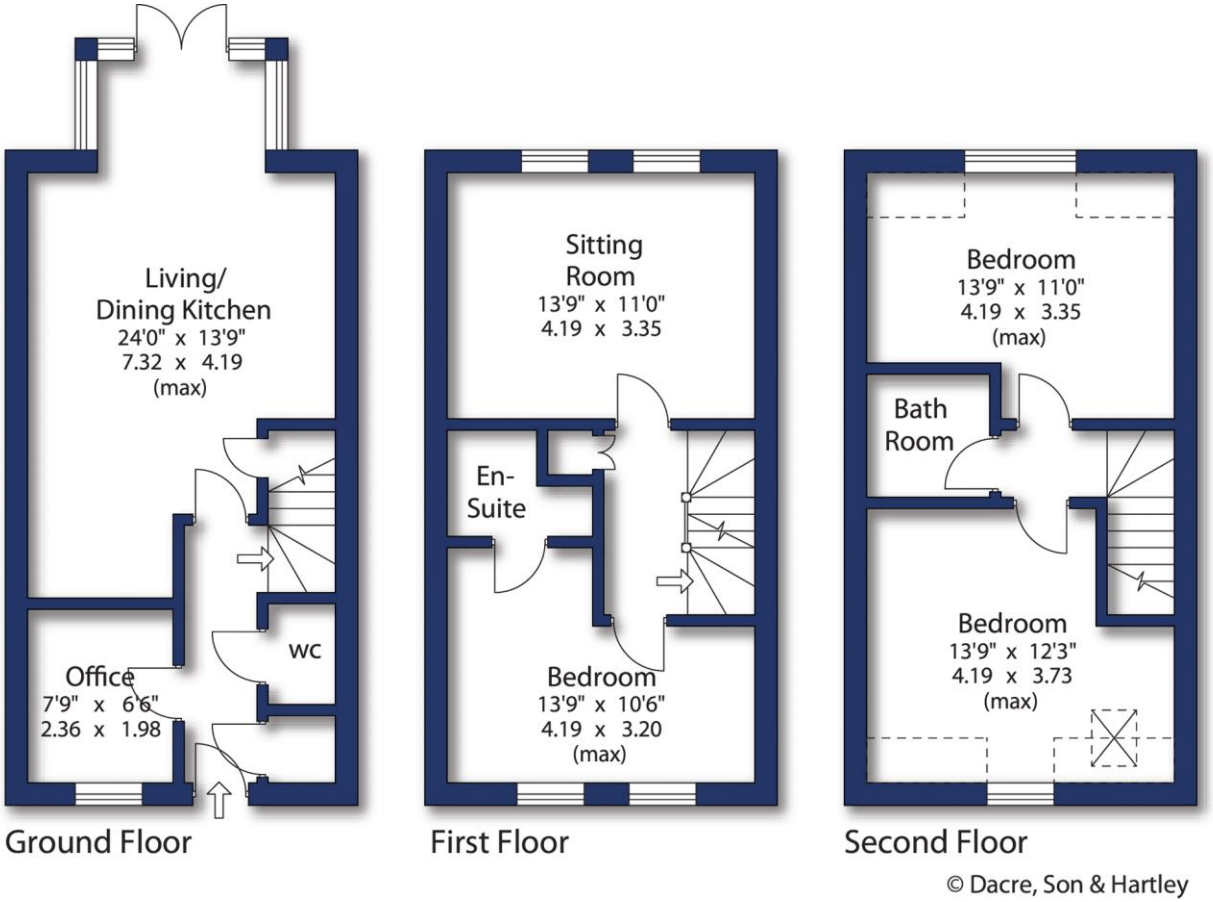
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: OTL260236 HCJ/CAN/WTS 12.11.26 (1)

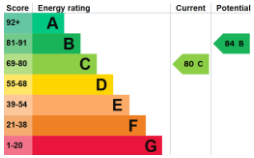




Floorplans



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