DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £350,000

- Extended traditional semi-detached
- Two reception rooms one with woodburning stove
- Modern fitted kitchen
- Downstairs WC/Utility
- Conservatory
- Three bedrooms and house bathroom
- Driveway parking
- Rear garden overlooking open fields
- Cul-de-sac position
- Close to Prince Henrys Grammar School

19 Belmont Avenue, Otley, West Yorkshire, LS21 2DE

We're delighted to offer this extended three-bedroom traditional semi-detached home for sale, located within a cul-de-sac setting benefitting from a garden and off-street parking.

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

dacres.co.uk







19 Belmont Avenue, Otley, West Yorkshire, LS21 2DE

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

General remarks

19 Belmont Avenue is a warm and inviting home providing an opportunity for a couple or family with well-presented accommodation throughout arranged over two floors.
To the ground floor is a useful porch area, ideal for coats and shoes.

There is a wc/utility room, generous sitting room with feature wood burning stove which is inset and raised with a stunning stone mantel over. The dining room is to the rear of the property leading to the kitchen and conservatory. The kitchen is modern in design with a range of base and wall units and integrated appliances. The conservatory is a lovely addition and provides further space to relax and enjoy the rear garden.

To the first floor are three bedrooms of varying sizes and a large house bathroom with wc, wash hand basin, bath and shower cubicle.

Outside to the front is driveway parking and to the rear you will find a pleasant and well maintained lawned garden with two timber garden sheds for further storage.

There is also a patio area allowing space for some garden furniture.

The property is situated in a sought-after cul-de-sac accessed off Weston Lane which is north of the River Wharfe, with a town centre bus services being within comfortable walking distance. Otley itself offers an extensive range of shopping, schooling and recreational facilities and this property is within comfortable walking distance of Prince Henrys Grammar School.

The town is ideally placed for comfortable daily travelling into Yorkshire's key surrounding areas including Leeds, Bradford, Harrogate and York.

Directions

Leave the centre of Otley in a northerly direction crossing the River Wharfe and continuing up the hill. Take the first main turning on the left onto Weston Lane and then the third turning left onto Belmont Avenue. The property will be found on the right hand side and can be identified by our for sale board. what3words shoppers.variances.sharpen

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services. Double Glazing. Gas Central Heating. 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

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

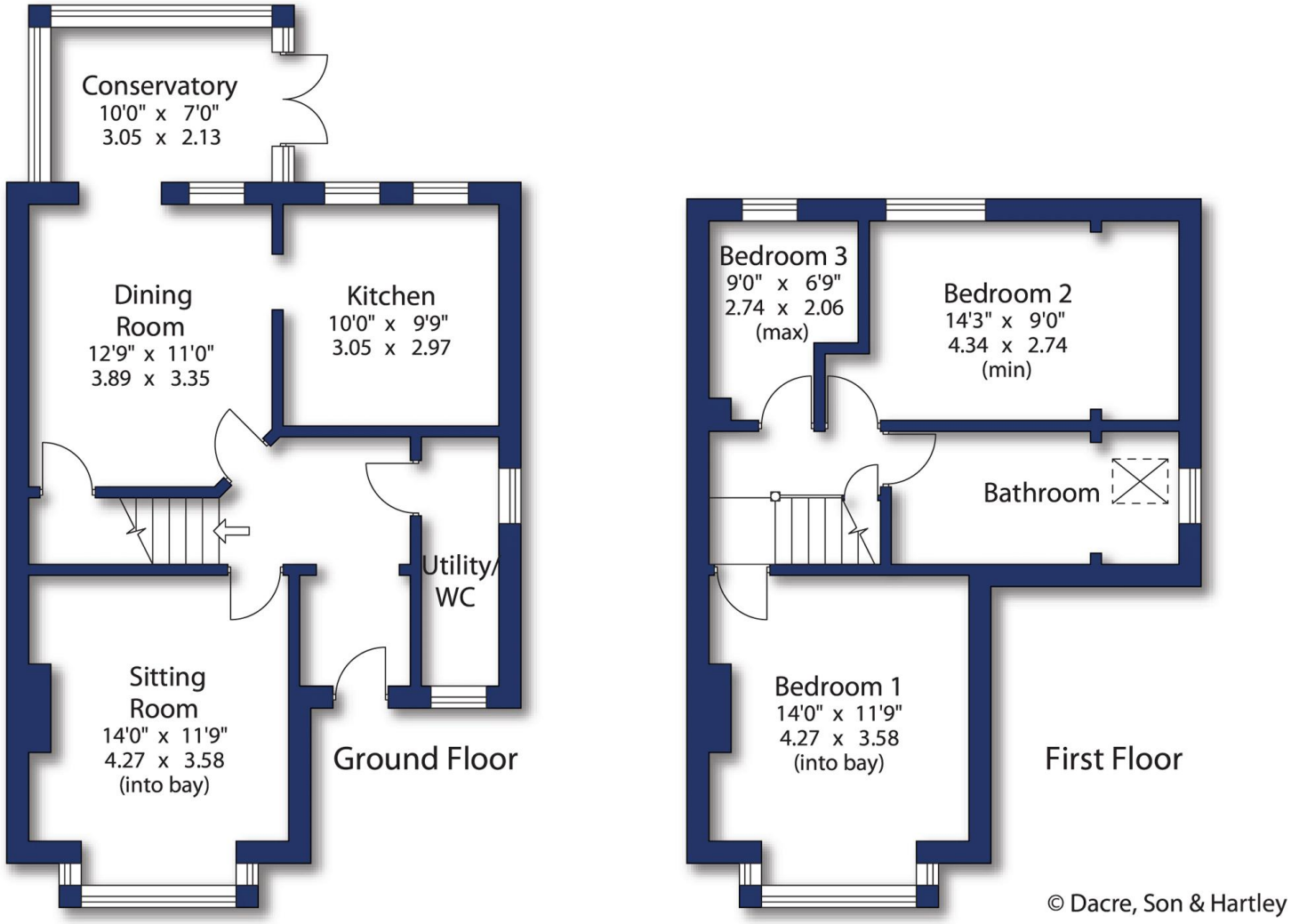
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

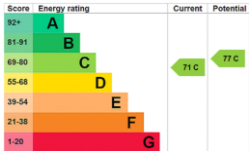
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Floorplans





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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