DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £225,000

- NO ONWARD CHAIN
- Semi-detached with scope for extension (subject to consent)
- Two bedrooms
- Fitted kitchen and smart bathroom
- Gas central heating
- Double glazing
- Off street driveway parking
- Generous rear garden/patio area
- Popular residential area close to local schools

58 The Crossways, Otley, West Yorkshire, LS21 2AR

Offered to the market with no onward chain, this well-presented semi-detached property offers an excellent opportunity for buyers looking to create their ideal home, with further scope for improvement or extension (subject to the necessary planning permissions) enjoying a rear garden and patio area with parking for two cars to the front.

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







58 The Crossways, Otley, West Yorkshire, LS21 2AR

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

General remarks

Situated in a popular residential location, north of the River Wharfe, the property is within walking distance of The Whartons Primary School and the highly regarded Prince Henry's Grammar School enjoying a cul-de-sac position.

Arranged over two floors, the accommodation briefly comprises of a welcoming sitting room featuring an open chimney breast, retained for decorative purposes, and a fitted kitchen offering a range of wall and base units together with a useful breakfast bar.

To the first floor are two well-proportioned double bedrooms and a smart family bathroom.

Externally, the property benefits from a driveway to the front providing off-street parking for two vehicles. To the rear is a good size level garden, predominantly laid to lawn, together with a substantial patio area, providing an ideal space for outdoor entertaining and family enjoyment.

All mains services including gas central heating and double glazing.

The property is conveniently located for local amenities, including a nearby general store and regular bus services into town, where a wider range of shopping, leisure and recreational facilities can be found, including Waitrose, Sainsbury's and Asda supermarkets.

Otley 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's bus station has links to Menston's nearby rail station with mainline links.

Directions

Leave the centre of Otley in a northerly direction, crossing the River Wharfe. Turn right onto The Crescent which leads on to The Crossways where No.58 is located on the third cul-de-sac on the left and identified by our For Sale Board what3words stowing.dips.maple

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Services & Parking

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

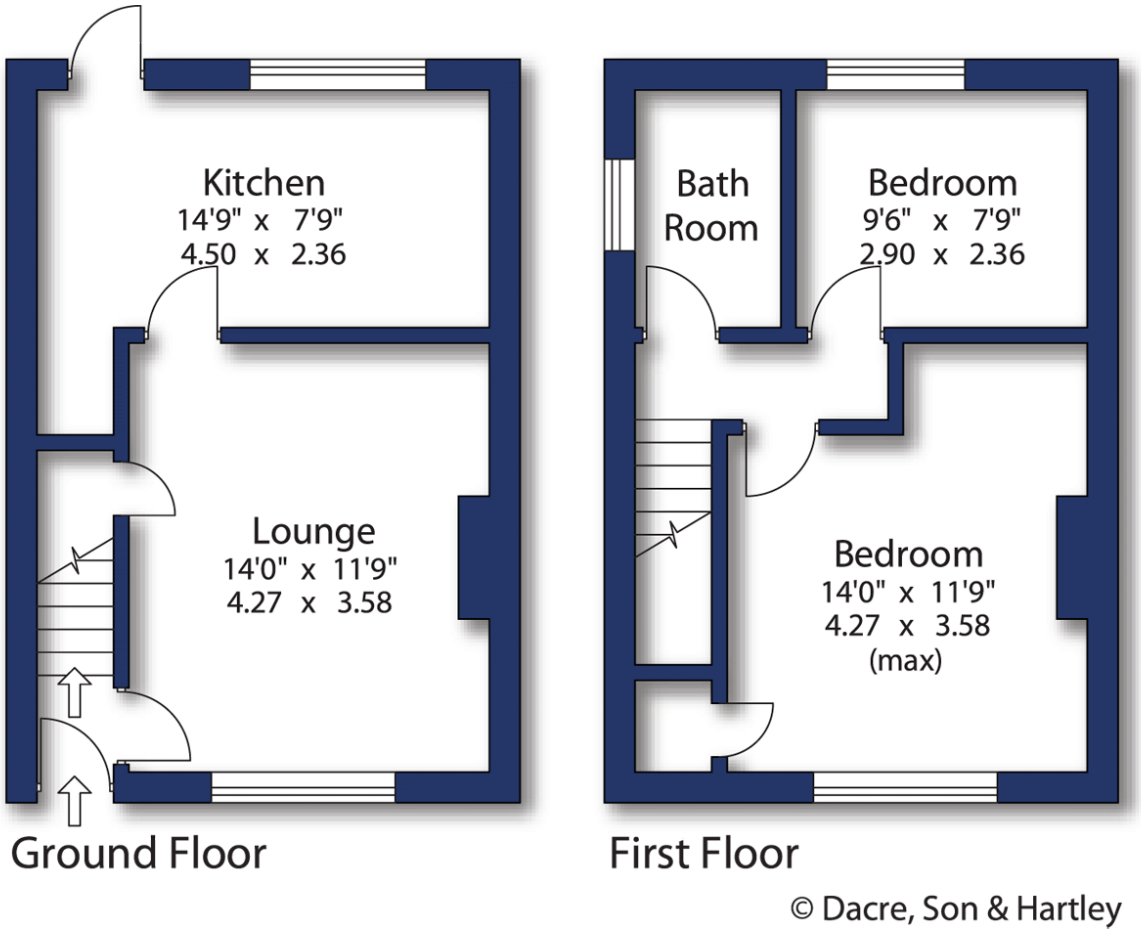
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

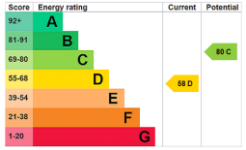
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Floorplans





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Contact us
01943 463321
otley@dacres.co.uk