



21 Lisker Avenue, Otley, West Yorkshire, LS21 1DG

A recently and vastly improved four bedroom detached family home with a substantial open plan living area split into sitting, dining and kitchen portions, plus study, utility and additional shower room. There are four first floor bedrooms, house bathroom and a southerly facing garden and balcony plus ample parking in a child friendly cul-de-sac location close to All Saints Primary School.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB

Tel: 01943 463321 Email: otley@dacres.co.uk

dacres.co.uk   



21 Lisker Avenue, Otley, West Yorkshire, LS21 1DG

Menston Station: 3 miles, Bradford 11 miles, Leeds 11.5 miles, Harrogate 12 miles (all distances approximate)

Guide Price: £510,000

- Extended and improved detached four bedroom family home
- Impressive living / dining kitchen area
- Feature full width southerly facing balcony
- Driveway and south facing garden
- Child friendly cul-de-sac
- Close to All Saints Primary School



General remarks

21 Lisker Avenue was purchased by our clients in 2021 and in the intervening period has been subject to a massive programme of extension and improvement.

As the plans show there is a feature living space split into sitting, dining and kitchen areas with aluminium bifold doors leading to the southerly facing rear garden which has seating built into the retaining wall. The high quality fitted kitchen incorporates numerous appliances, quartz worktops and underfloor heating which continues into the utility room and shower room. Two further reception areas can we found to the ground floor; one is currently used as a study.

To the upper storey are four bedrooms of varying sizes plus a house bathroom. Of particular note is the full width contemporary balcony overlooking the southerly facing rear gardens approached via the master bedroom.

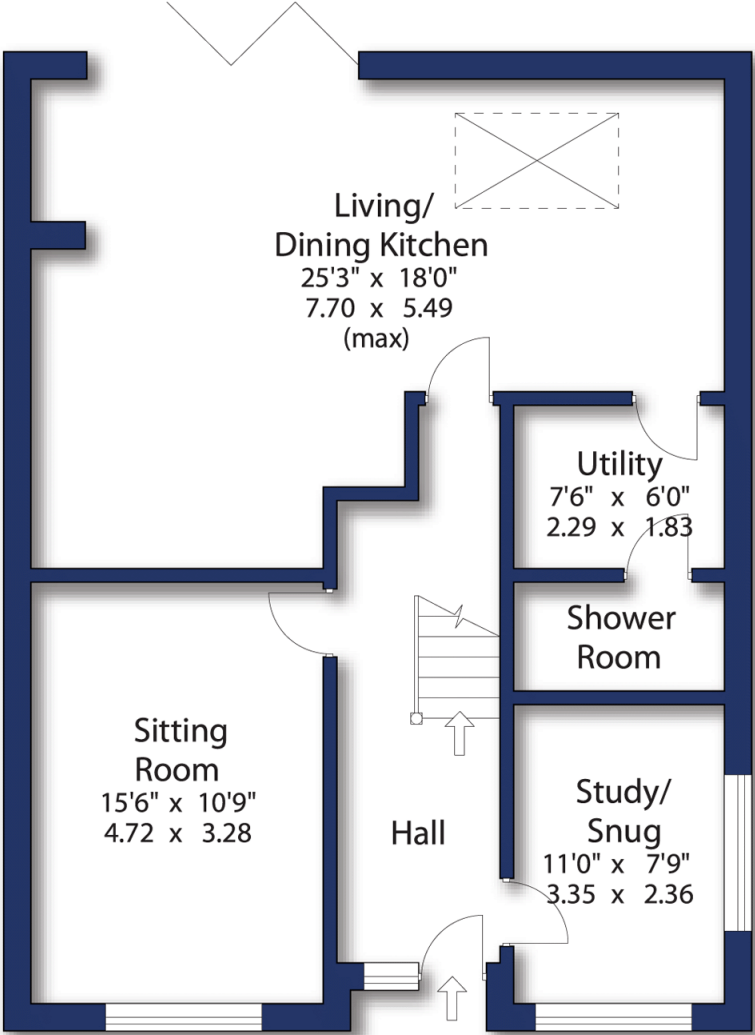
The property is located at the top of a small and peaceful cul-de-sac in a most sought after residential neighbourhood close to All Saints Primary School and is approximately a 10 min walk into the Otley town centre.

Otley's active and historic market town offers excellent shopping and recreational facilities, three national supermarkets, a good range of independent shops and a central bus station.

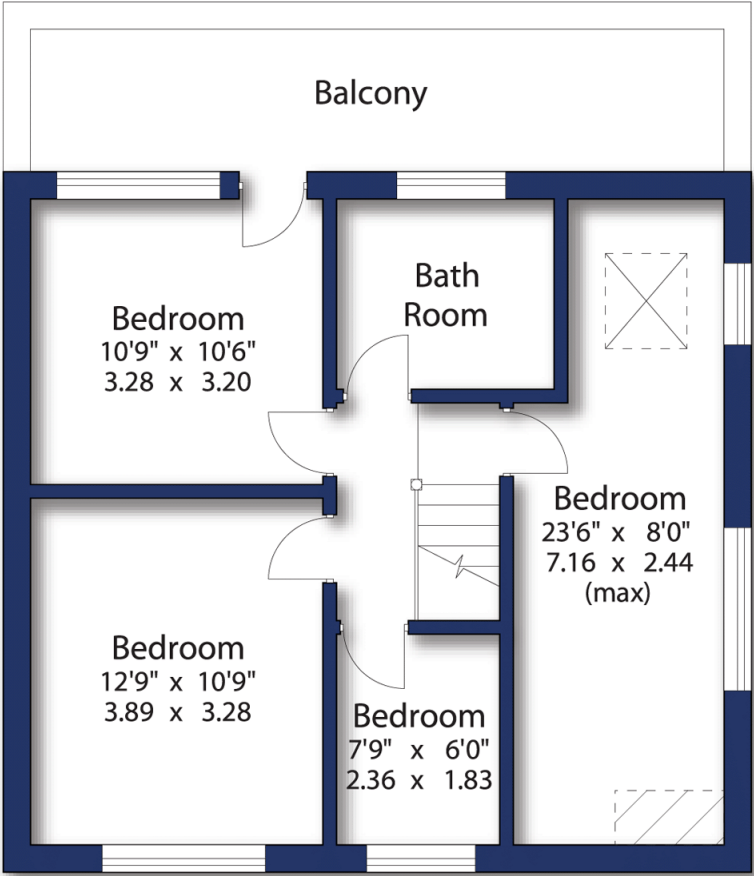
Excellent schooling in all age groups including the acclaimed Prince Henrys Grammar School

The surrounding business centres of North and West Yorkshire including Leeds, Bradford, Harrogate and York are within comfortable daily travelling distance by road. There is the town centre bus station with bus services to Menston's railway station with main line links to Leeds and Bradford and there is the Leeds/Bradford International Airport at nearby Yeadon.

Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley



Mortgage
Advice Bureau

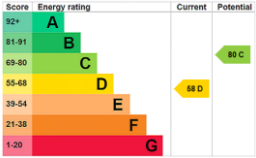
01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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.







Contact us



01943 463321



otley@dacres.co.uk

Directions

From the town centre proceed along Bondgate and follow the road round onto Gay Lane. Take the next turning on the left onto Cambridge Street and at the end of the road turn right onto St Clair Road. At the top of St Clair Road turn left and then right onto Lisker Avenue where the property will be found at the top of the cul-de-sac.

What3Words blip.drifter.filed

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Driveway
- All mains services

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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: OTL250052 TJU/H CJ/CAN/22/05/25 (2)