



8A GHYLL BECK DRIVE, OTLEY LS21 3NF

Asking price £550,000

FEATURES

- Unique Four Double Bedroomed Detached Home, Nicely Tucked Away In A Private Location
- Backs Onto The Picturesque Otley Chevin Giving Direct Access To Lovely Walks
- Stylish Modern House Bathroom, Separate Shower Room And An En-Suite
- Excellent Parking For Several Cars
- Banked Gardens Offering Stunning Views Over The Valley
- Sitting And Dining Room With Oak Flooring And A Wood Burning Stove
- Large Studio Perfect For Those Working From Home Or A Superb Hobbies Room
- EPC Rating C / Tenure Freehold / Council Tax Band E



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An Individual 4 Bedroomed Detached Home Backing Onto The Chevin

Nestled in the serene Ghyll Beck Drive, Otley, this remarkable detached home offers a unique blend of comfort and style. Spanning an impressive 2,222 square feet in total, this property boasts four generously sized double bedrooms, making it an ideal family home or a spacious retreat for those seeking room to breathe.

The property features a well-appointed reception room that invites natural light and includes a wood burning stove creating a warm and welcoming atmosphere. There is a pleasant breakfast kitchen with a valuable utility room off, an ideal place to kick off those muddy boots and wet coats having been for a walk on the Chevin which directly adjoins the property. The smartly designed house bathroom, along with a separate shower room, ensures convenience for all residents and guests. For those who work from home, a large studio provides an excellent space to focus and be productive, away from the distractions of daily life.

Set against the backdrop of the stunning Otley Chevin, the mature gardens surrounding the property offer scenic vantage points and a tranquil environment. These gardens not only enhance the aesthetic appeal of the home but also provide access to beautiful countryside walks, perfect for nature enthusiasts and those who enjoy outdoor activities.

With ample parking for several vehicles, this detached home is not only practical but also situated in a fantastic private setting, ensuring peace and privacy. Built in the 1950's, this home combines classic charm with modern living, making it a truly unique opportunity for prospective buyers.

In summary, this exceptional detached on Ghyll Beck Drive is a rare find, offering spacious living, beautiful gardens, and a prime location near the picturesque countryside. It is a perfect choice for anyone looking to enjoy a harmonious blend of comfort and nature.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Window and door to the front elevation with a further glazed internal door to the hallway with laminated wooden flooring, a central heating radiator and an open tread staircase to the first floor.

Sitting & Dining Room 19'1" max x 14'6" (5.82m max x 4.27m'1.83m)

A light and airy reception room that has a warming wood burning stove inset to the chimney breast. Oak flooring, two central heating radiators and large picture windows.

Breakfast Kitchen 11'6" x 9'11" (3.51m x 3.02m)

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and gas hob with an extractor hood over. Central heating radiator and a window to the side elevation.

Utility Room 15'2" x 7'1" (4.62m x 2.16m)

Such a valuable space, the ideal area to enter the property if you have been out for a walk on the Chevin and need to kick off muddy boots or wet coats. Fitted kitchen units with a worktop over and a sink unit inset. Plumbing for a washer, tiled flooring, a heated towel rail, windows and doors to the outside.

Bedroom 15'8" x 9'9" (4.78m x 2.97m)

Light and airy with windows to the front and side together with French doors to the rear. Oak flooring and a central heating radiator.

Bedroom 12'11" x 10'5" (3.94m x 3.18m)

Central heating radiator and a window to the front elevation.

Bedroom 11'6" x 9'6" (3.51m x 2.90m)

Central heating radiator and windows to the side and rear elevations.

House Bathroom

Smartly appointed and fitted with a three piece suite in white comprising a panelled bath, a wash hand basin to a vanity unit and a low level w.c. Complemented by tiled flooring and walls, a central heated towel rail and a window to the rear.

Shower Room

Large walk in shower with a glazed screen, a central heating radiator and a window to the rear.

First Floor

Bedroom 23'7" x 10'3" min (7.19m x 3.12m min)

A large area with space for beds, sofas and furniture, almost making it a self contained suite. The room has Velux styled windows to the front and the rear, extensive built in eaves storage space and two central heating radiators.

En-Suite

Low level wc and a wash hand basin. Central heating radiator, a Velux styled window and built in storage.

Outside



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Studio 18'8" x 17'8" (5.69m x 5.38m)

Whether it's band practice, an office, an art studio, physio room, this large studio is a great addition especially for someone looking to work from home. Windows and doors, laminated wooden flooring, light and power points.

Gardens & Parking

As you come up the drive the property opens up and has an excellent parking area in front of the house. The gardens wrap all around the house and incorporate a delightful selection of mature shrubs and bushes, flowering plants and hedgerows, and include strategically positioned patio's and sitting areas allowing you to make the most of the summers sunshine. Our favourite spot is the bench at the top of the garden with the picturesque Otley Chevin behind you and stunning valley views in front of you. You can walk from the garden and straight on to the Chevin.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Ghyll Beck Drive Is A Private Road - Each Property pays a voluntary £10 per month contribution into the fund.

Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.gov.uk>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>



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Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

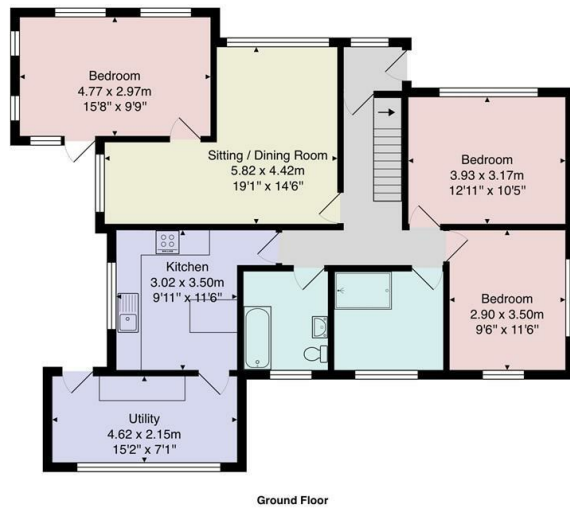
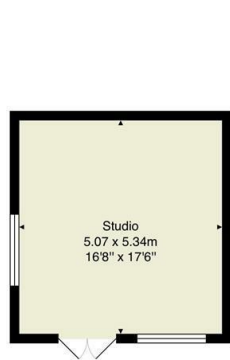
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

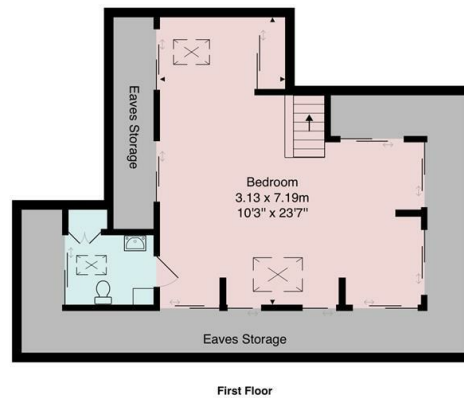
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Ground Floor

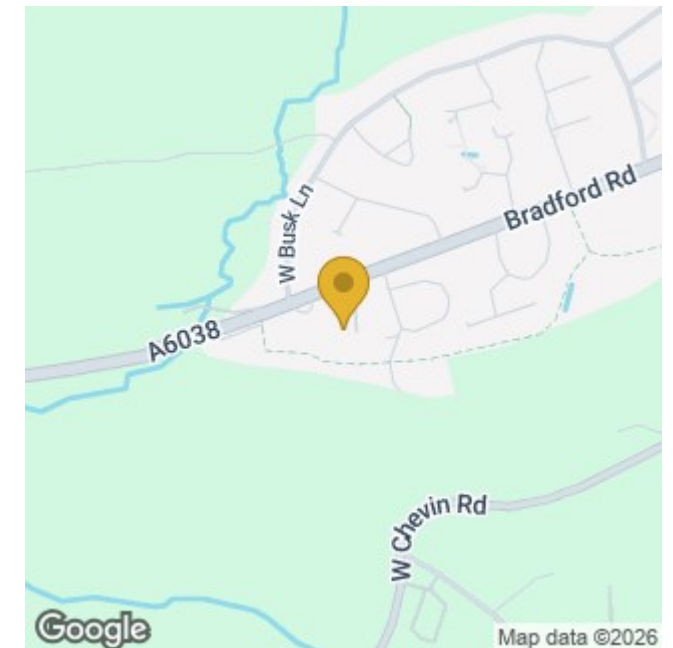


First Floor

Total Area: 206.5 m² ... 2222 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
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