



33 MAYLEA DRIVE, OTLEY LS21 3ND

Asking price £380,000

FEATURES

- Skilfully Extended And Much Improved Three Bedroomed Semi Detached House
- Large Rear Garden, Very Private And Fully Enclosed, Perfect For All The Family
- Superb Extended Living And Dining Kitchen Leading To The Rear Garden
- Light & Airy Sitting Room With A Warming Wood Burning Stove
- En-Suite To Bedroom One And A Large House Bathroom
- Excellent Parking To The Front And A Larger Than Average Garage
- Council Tax Band C / Tenure Freehold / EPC Rating D



**SHANKLAND
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ESTATE AGENTS

Extended 3 Bedroom Semi Detached House With A Large Garden

Standing within a most impressive proportioned private garden, we are delighted to offer for sale this attractive extended semi detached house, which also includes good parking and a larger than average garage. The property has been extended to create the perfect living space for today's discerning buyers and includes a fabulous open plan living and dining kitchen that looks out over the stunning gardens, a spacious sitting room with a warming wood burning stove, three good sized bedrooms, with the principle bedroom also having an en-suite and finally the large house bathroom. Externally there is good parking to the front which leads to the larger than average integral garage, whilst to the rear is the real surprise, a fabulous proportioned garden, far bigger than your average garden, offering patio areas with steps down to a large level lawn, that is privately and securely enclosed providing a fantastic safe area for all the family and pets alike. This property really must be viewed to be fully appreciated and a viewing can simply be arranged by contacting 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 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 Lobby

Via an outer door with two glazed insets to the front elevation, connecting door to the garage and a door to the hallway.

Hallway

Staircase to the first floor.

Sitting Room 15'2" x 13' max (4.62m x 3.96m max)

A light and airy reception room having two windows to the front elevation, a focal fireplace with a wood burning stove inset and a central heating radiator.

Living & Dining Kitchen 24'3" max x 13'7" max (7.39m max x 4.14m max)

A fabulous extended living and dining kitchen that really is the hub of this home. The perfect area for all the family and for entertaining, the kitchen areas offers a good range of fitted kitchen units having natural polished wood worksurfaces over and a sink unit inset. Complemented by large tiled flooring, feature full length window and French doors to the rear garden, additional natural light via two large Velux styled windows to the pitched ceiling. Pantry style cupboard and two central heating radiators.

First Floor Landing

With a cupboard housing the central heating boiler and access to the following rooms:

Bedroom 1. 15'3" x 12'2" (4.65m x 3.71m)

Two windows to the front elevation, built in wardrobes and a central heating radiator.

En-Suite Bedroom 1

Fitted with a three piece suite comprising a corner shower cubicle, a wash hand basin and a low level wc. Complemented by tiled splash backs and flooring together with a chrome central heated towel rail.

Bedroom 2. 13'3" x 11' (4.04m x 3.35m)

Having sliding front wardrobes built in to one wall, a central heating radiator and a window looking over the rear garden.

Bedroom 3. 10'7" x 7' (3.23m x 2.13m)

Fitted sliding front wardrobes, a central heating radiator and a window looking out over the large rear garden.

House Bathroom

This spacious house bathroom comprises a lovely deep bath with a central filler, wall hung wash and basin and a low level w.c. Complemented by tiled flooring, a chrome central heated towel rail and a window to the rear elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

To the front is a neat Tarmac driveway providing ample parking for several cars and this leads to an integral garage (19'9" x 11'9" max). Moving around to the rear you discover the amazing proportioned garden, a real surprise and a treat. There is a large level lawned garden with raised flower beds down from the patio, privately screened and enclosed by hedging and a large stone paved patio with an inset ornamental pond. A truly rare opportunity to find such a sizeable garden that will be enjoyed by all the family and pets alike.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone call coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

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

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Garage

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



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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.

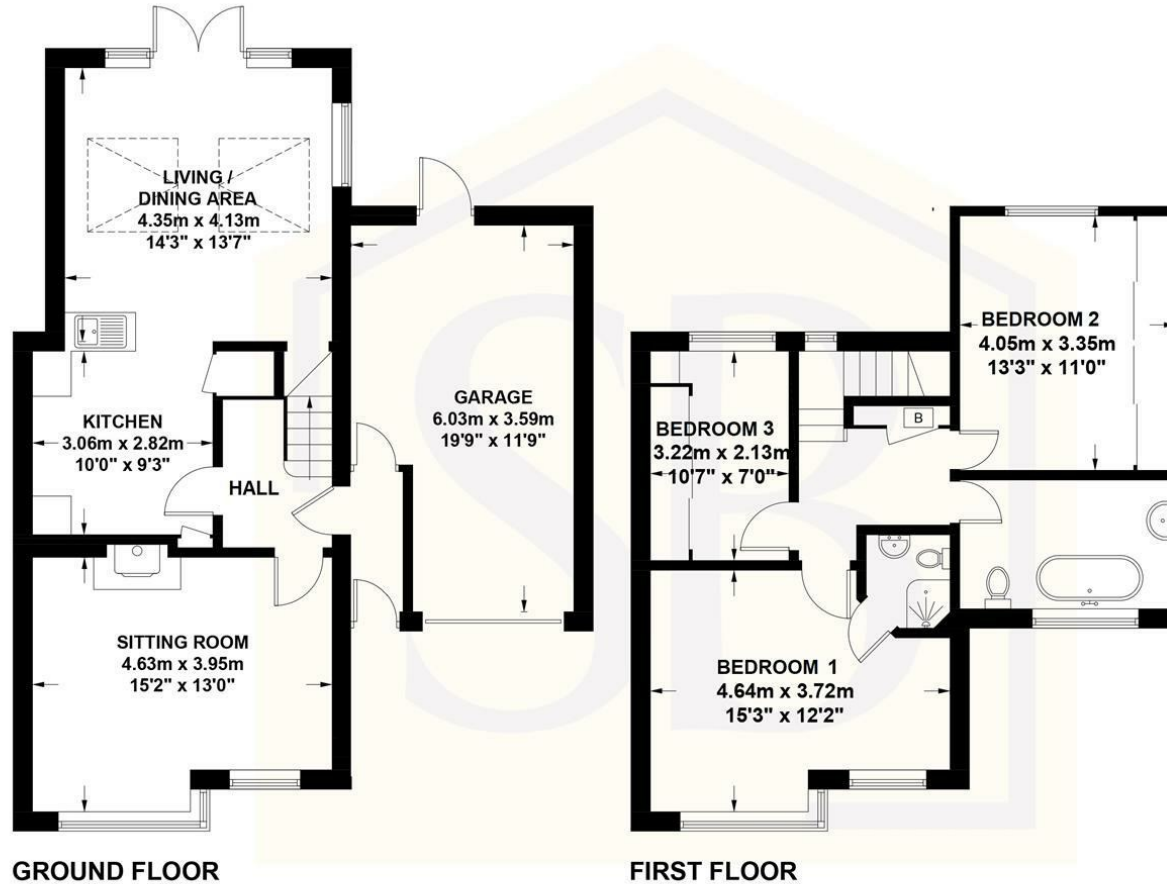
Please Note

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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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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.



T: Call us on 01943 889010
E: info@shanklandbarracloough.co.uk
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