



# 32 PRINCE HENRY ROAD, OTLEY LS21 2BE

**Asking price £625,000**

## FEATURES

- Smartly Presented And Fully Modernised Four Bedroomed Detached House
- Sitting Room With A Warming Wood Burning Stove
- Modern Contemporary Four Piece House Bathroom
- Ideally Located For Prince Henry's Grammar Schools & The Whartons Primary School
- Fabulous Open Plan Modern Living & Dining Kitchen & A Utility Room
- Smart Modern En-Suite To the Principle Bedroom
- Fully Enclosed Westerly Facing Garden, Ample Parking EV Charging Point & A Double Garage
- EPC Rating D / Council Tax Band F / Tenure Freehold



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ESTATE AGENTS

# 4 Bedroom House - Detached located in Otley

Nestled on the desirable Prince Henry Road in Otley, this stunning detached house offers a perfect blend of modern living and family comfort. This stunning property has been completely modernised and updated by the current owners, creating a smartly appointed family home that is ready for you to move in.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining, with the impressive living and dining kitchen the real hub of this fine home. With four well-proportioned bedrooms and two modern contemporary bathrooms, this home is ideal for families seeking both space and convenience. The excellent gardens are a standout feature, being privately and securely enclosed, ensuring a tranquil outdoor space that is not directly overlooked at the rear. The westerly rear aspect allows for delightful afternoon and early evening sunshine, perfect for enjoying summer days.

For families with children, the property is excellently positioned near the highly regarded Prince Henry's Grammar School and The Whartons Primary School, making school runs a breeze. Parking is a significant advantage here, with space for several vehicles on the driveway, which also includes an electric vehicle charging point. The driveway leads to a spacious detached double garage, providing additional storage or workshop space.

This fantastic family home is truly worthy of an appointment to view, as it offers an exceptional combination of accommodation and location. Don't miss the opportunity to experience all that this property has to offer. 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

Via a composite outer door to the front elevation with a circular window to its side, attractive oak flooring, a central heating radiator and the staircase to the first floor.

## Sitting Room 13'10" x 11'9" (4.22m x 3.58m)

A lovely reception room having a focal fireplace with a wood burning stove inset to the chimney breast, attractive oak flooring, a central heating radiator and a bay window to the front elevation.

## Living & Dining Kitchen 21'4" x 11'3" plus 9'8" x 8'3" (6.50m x 3.43m plus 2.95m x 2.51m)

The hub of this fine home is the fabulous living and dining kitchen, perfect for family life and for entertaining with friends. The flooring is tiled and complemented by warming under floor heating, there are windows and French doors to the fully enclosed gardens and a modern range of kitchen units providing excellent storage space. The kitchen area also includes a range style cooker with an extractor hood over, an integrated dishwasher and fridge-freezer.

## Utility Room 8'3" x 7'10" (2.51m x 2.39m)

With a door to the side driveway and with tiled flooring that boasts underfloor heating, this is the perfect area to come in and kick off those muddy boots and wet coats. Smartly fitted with full height cupboards providing excellent storage, the boiler to a matching cupboard and plumbing for a washer.

## Downstairs WC

Smart modern low level wc with complementary tiling to the walls and floor, which also has under floor heating.

## First Floor Landing

Window to the side elevation.

## Bedroom 1. 11'10" x 11'9" (3.61m x 3.58m)

Central heating radiator together with windows to the front and side elevations.

## En-Suite

Smart modern three piece suite that includes a shower cubicle, a wash hand basin and a low level wc. Chrome central heated towel rail, an extractor fan and a window.

## Bedroom 2. 11'5" x 11'3" (3.48m x 3.43m)

Central heating radiator and a window looking out over the rear garden.

## Bedroom 3. 9'5" x 8'11" (2.87m x 2.72m)

Central heating radiator and a window to the rear elevation.

## Bedroom 4. 8'3" x 8'1" (2.51m x 2.46m)

Central heating radiator and a window to the side elevation.

## House Bathroom

Fitted with a smart modern four piece suite that includes a panelled bath, a shower cubicle, wash hand basin and a low level wc. Complemented by stylish tiled walls, a chrome central heated towel rail and a window to the side elevation.

## Outside

The property sits within a lovely proportioned plot, with ample parking to the front and side, which also has an EV charging point, and leads on to the detached garage (18'4" x 18'2") with an electric roller door. The gardens wrap around the side and the rear, securely enclosed and predominately laid to lawn together with an Indian stone paved patio area.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Double Garage

### 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 coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.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>

### Council Tax

Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### 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](mailto: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.



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### Offer Acceptance & AML Regulations

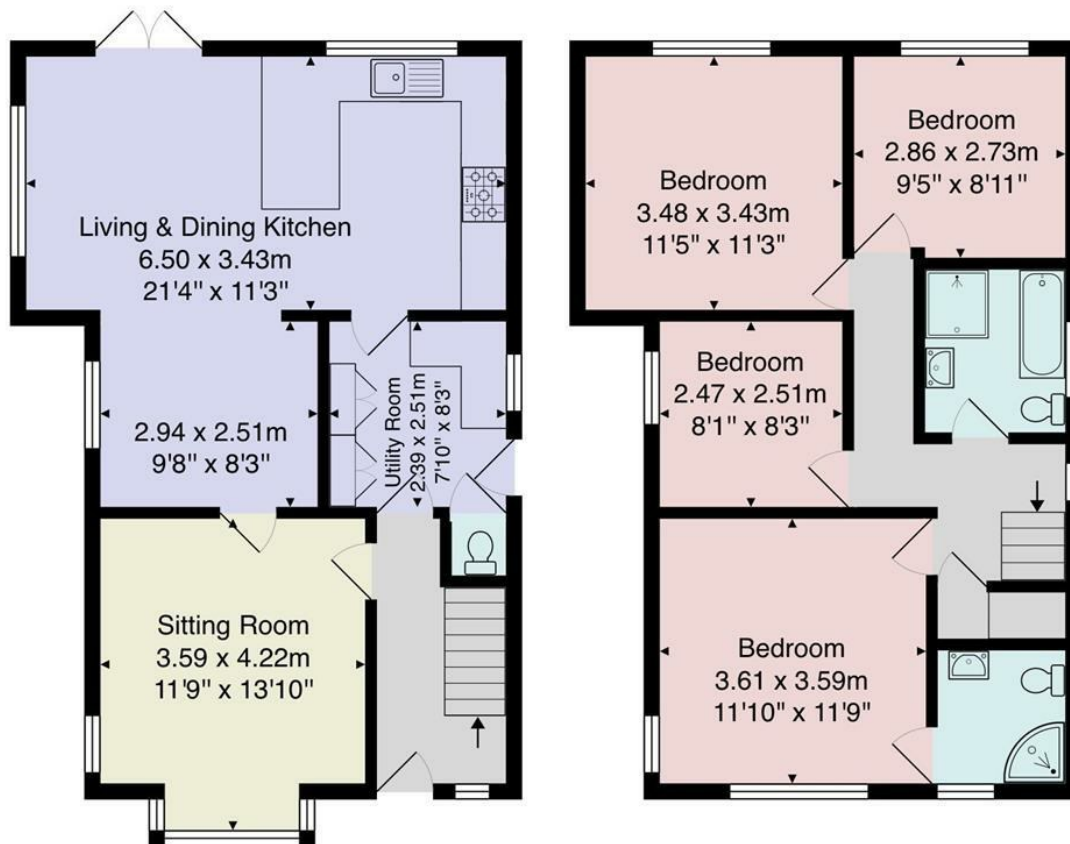
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 113.4 m<sup>2</sup> ... 1221 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)**

**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

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