



ASH TREE COTTAGE ARTHINGTON LANE, ARTHINGTON LS21 1PG

Asking price £230,000

FEATURES

- Individual Stone Built Cottage
- Two Double Bedrooms
- Sitting Room With Exposed Beams And A Stove
- Cottage Kitchen With Pine Fronted Units
- Valuable Downstairs WC And An Upstairs House Bathroom WC
- Lovely Views Over The Countryside
- Use Of A Patio Garden And Parking
- EPC Rating E / Tenure Freehold / Council Tax Band C



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ESTATE AGENTS

2 Bedroomed Cottage In The Lovely Village Of Arthington

Nestled in the charming village of Arthington, this delightful semi-detached cottage offers a perfect blend of character and modern living. Spanning an inviting 871 square feet, the property features two well-proportioned bedrooms and a comfortable reception room, complete with beautiful beams and a cosy stove, creating an ideal space for relaxation and entertaining.

The cottage is further enhanced by its picturesque setting on Arthington Lane, where you can enjoy lovely views over the adjoining fields, providing a serene backdrop to your daily life. The outdoor space is equally appealing, featuring a small patio garden and a balcony, perfect for enjoying the fresh air and the tranquil surroundings. Additionally, off-road parking ensures convenience for you and your guests.

This lovely character cottage is not just a home; it is a lifestyle choice, offering the opportunity to immerse yourself in the beauty of the countryside while still being within easy reach of local amenities. Whether you are looking for a peaceful retreat or a place to create lasting memories, this property is sure to impress. Do not miss the chance to make this charming cottage your own.

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

The accommodation with SOLID FUEL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via a composite outer door, the hallway has a central heating radiator and the staircase to one of the bedrooms.

Downstairs WC

Low level wc and a window.

Living Room 17'6" maximum x 14'3" (5.33m maximum x 4.34m)

A lovely character reception room having a stove inset to the chimney breast, beamed ceiling, windows to the front elevation and a central heating radiator. Useful understairs storage cupboard. Second staircase to the first floor.

Kitchen 11'9" x 10'3" (3.58m x 3.12m)

Fitted range of cottage styled pine fronted wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and hob, plumbing for a washer, a central heating radiator and windows to the front and side elevations.

First Floor

Bedroom 1. 11'8" x 10'3" (3.56m x 3.12m)

With its own staircase, this bedroom also includes a central heating radiator, windows to the front and side elevations and glazed French doors to a balcony.

First Floor Landing

Via the second staircase, which gives access to the the second bedroom and the house bathroom.

Bedroom 2. 13'3" x 8'6" (4.04m x 2.59m)

Built in double wardrobe, a window to the front with lovely views over the adjoining countryside and a central heating radiator.

House Bathroom 11'2" x 8'11" max (3.40m x 2.72m max)

Fitted with a three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Central heating radiator and a window to the side elevation.

Outside

The property enjoys the use of a small patio garden and off road parking for two cars. The parking is under a formal agreement with the neighbouring property for which they currently pay £600 per annum.

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

Tenure: Freehold

Mains Electric, Water and Drainage



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Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers at various levels. 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>

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.



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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

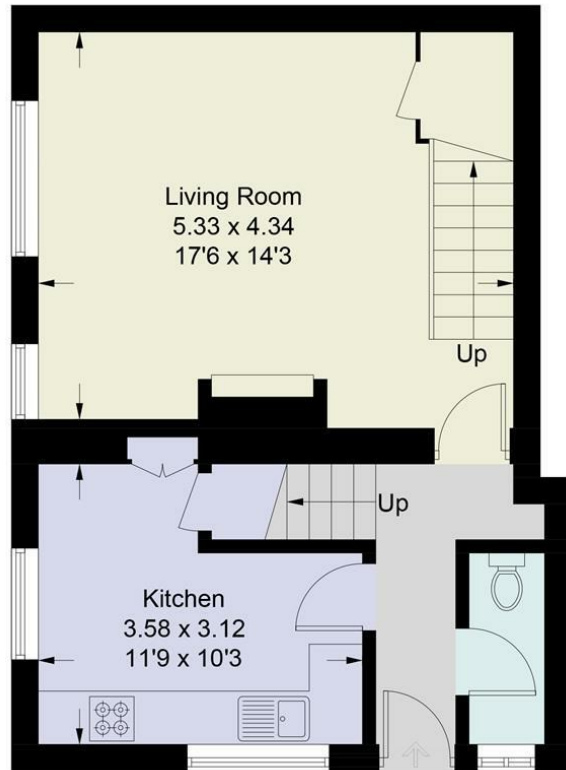
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



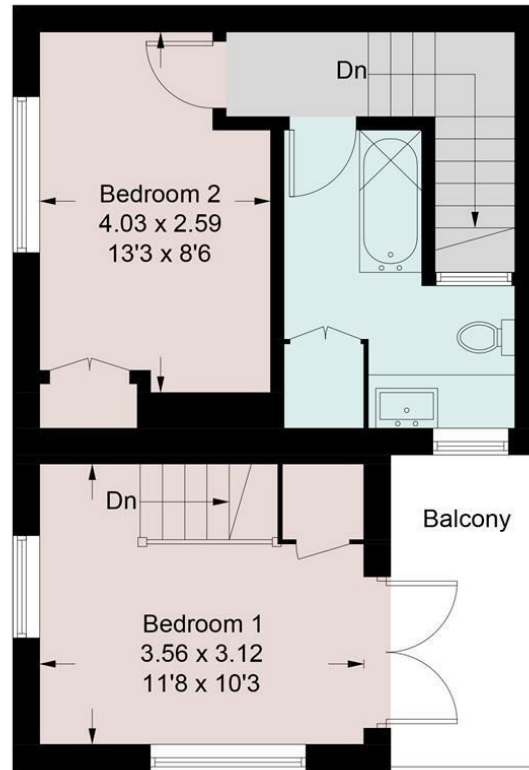
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Arthington Lane, Arthington, LS21

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	48	
(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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www.shanklandbarracloough.co.uk

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