



RAMMERS COTTAGE

OLD ST. CLAIR ROAD, OTLEY

LS21 1BF

Asking price £650,000

FEATURES

- Attractive, Individual Stone Built Semi Detached Home
- Character Features Including Sash Windows, Stone Floors & Exposed Beams
- Large Southerly Facing Garden To The Rear, Garage And Driveway
- Sitting Room With Exposed Stone Walls And A Warming Wood Burning Stove
- Dining Kitchen With A Focal Range To An Exposed Chimney Breast
- Large Conservatory / Garden Room Looking Out Over The Fabulous Rear Garden
- House Bathroom WC And A Shower Room WC To The First Floor
- EPC Rating C / Council Tax Band D / Tenure Freehold



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Beautifully Presented 4 Bedroom Character Property in Otley

Nestled on the charming Old St. Clair Road in Otley, this delightful semi-detached house offers a perfect blend of comfort and convenience, is full of charm and character features that must be seen to be fully appreciated. This individual stone-built family home spans an impressive 1,679 square feet, providing ample space for family living.

The property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests, together with a perfect family sized dining kitchen. With four well-proportioned bedrooms, there is plenty of room for family members or guests to enjoy their own space. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this home is the large southerly facing garden at the rear, which is perfect for enjoying sunny days and hosting outdoor gatherings. Additionally, the property is equipped with solar panels, promoting energy efficiency and sustainability.

Parking is available for a vehicle in the garage and one on the driveway, and in addition the location is particularly appealing, as it is within easy walking distance of local amenities, schools and shops, ensuring that everything you need is just a short stroll away.

This property is truly worthy of an appointment to view, as it combines a spacious layout and fine character features all within a prime location. Whether you are looking for a family home or a place to entertain, this house on Old St. Clair Road is sure to impress. Don't miss the opportunity to make this wonderful property your own.

To arrange your appointment 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 an outer door to the front elevation, this inviting hallway has beautiful stone flagged flooring, a central heating radiator, beamed ceiling and the staircase to the first floor.

Sitting Room 22'9" x 12'1" (6.93m x 3.68m)

A lovely reception room full of charm and character having a warming wood burning stove inset to the chimney breast and with a feature exposed stone wall. Stone flagged flooring and a beamed ceiling adds further character to this fabulous room which also has dual aspect windows and three central heating radiators.

Conservatory / Garden Room 25'8" x 9' (7.82m x 2.74m)

A fabulous room looking out over the large southerly facing rear garden, this garden room has stone flagged flooring and provides an ideal dining and sitting area.

Dining Kitchen 19'6" x 10'2" (5.94m x 3.109m)

The hub of the home, this traditional styled dining kitchen includes a focal range to the exposed chimney breast and feature exposed stone wall, has stone flagged flooring and a beamed ceiling. Fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric oven and hob, space and plumbing for a dishwasher and a central heating radiator.

First Floor Landing

Window to the front elevation and a beamed ceiling.

Bedroom 1. 15'11" x 10'6" (4.85m x 3.20m)

A spacious principle bedroom having a pitched ceiling with exposed beam feature, feature exposed stone wall, two central heating radiators, window to the front and and French doors to a glazed Juliet balcony looking out over the rear garden and beyond.

Bedroom 2. 12'5" x 11'11" (3.78m x 3.63m)

Window to the rear looking over the fabulous gardens and beyond, attractive wide floorboards, a focal fireplace and a central heating radiator.

Bedroom 3 11'11" x 9'9" (3.63m x 2.97m)

Attractive exposed wide floorboards, beamed ceiling, central heating radiator, and a window to the front elevation.

Bedroom 4. 10'8" x 10'1" (3.25m x 3.07m)

Exposed wide floorboards, beamed ceiling, central heating radiator, and a focal fireplace. Window to the rear looking over the lovely gardens and beyond.

Bathroom

A good sized house bathroom fitted with a white suite, comprising a panelled bath with shower attachment, low suite wc, and pedestal wash basin. Part tiled walls, attractive wide floorboards, beamed ceiling and attractive sash window to the front. Central heating radiator.

Shower Room

Fitted with a walk in shower, low suite wc and pedestal wash basin, part tiled walls and a large window to the rear giving a lovely open outlook. Attractive wide floorboards, and central heating radiator.



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Outside

The property stands within a generous plot with a lovely level southerly facing garden to the rear. The garden is predominantly lawned, with mature flowering trees and shrubs, ornamental pond, and seating area to take in the delightful outlook beyond.

To the front of the property, is a stone flagged courtyard with a low drystone wall around, driveway parking and access to the garage via an up and over door.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and Garage

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. For further information please refer to:

<https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit 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 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

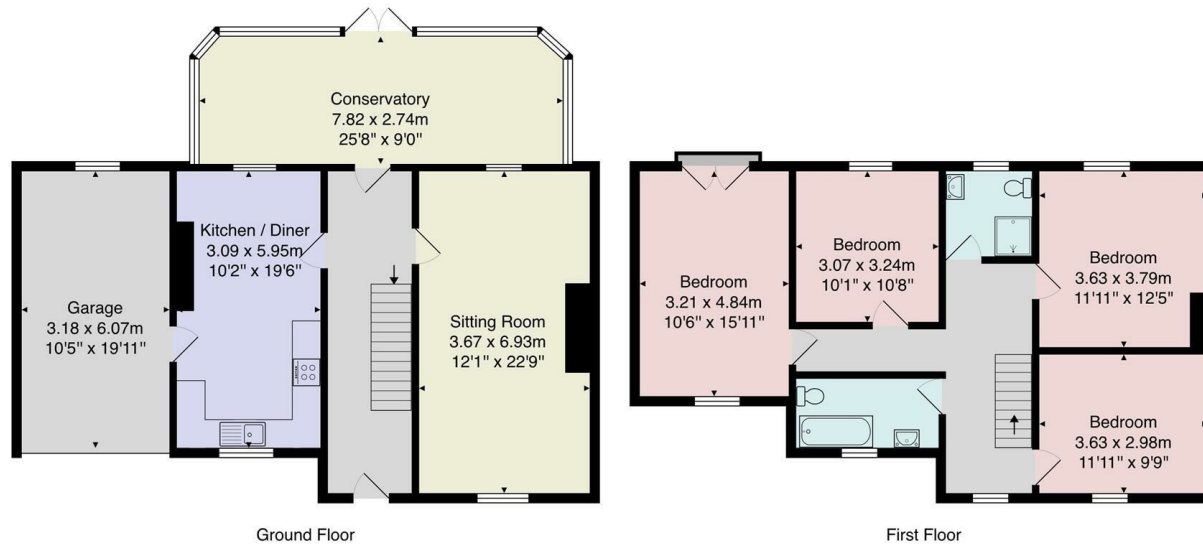
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Ground Floor

First Floor

Total Area: 175.3 m² ... 1887 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	77	78
(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



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