



# 65 WRENBECK DRIVE, OTLEY LS21 2BP

**Guide price £400,000**

## FEATURES

- Double Fronted Detached House Offering Great Scope & Potential
- Ground Floor With Two Reception Rooms And A Kitchen
- Close To Prince Henry's Grammar School And The Whartons Primary School
- Tenure Freehold
- Backing On To Open Fields Affording Privacy and A Stunning Outlook
- First Floor With Three Double Bedrooms, The Bathroom And Separate WC
- Council Tax Band E / EPC Rating E with Potential To Be A C Rating
- Offered With The Advantage Of Having No Onward Chain



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 3 Bedroom Detached House Offering Great Scope & Potential

Nestled on Wrenbeck Drive in the charming town of Otley, this delightful detached house presents an excellent opportunity for those seeking a project to make their own. Spanning approximately 1100 sq ft, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, it offers ample space for a growing family or those wishing to accommodate guests.

The house is set against a picturesque backdrop of open fields, providing a serene environment that is both peaceful and private. While the property is in need of modernisation, this presents a unique chance for buyers to infuse their personal style and preferences into the home. There is also significant potential for improvement and extension, subject to obtaining the necessary planning approvals, allowing you to create your dream living space.

Families will appreciate the proximity to outstanding schools, including the highly regarded Prince Henry's Grammar School and The Whartons Primary School, making this location particularly appealing for those with children.

In summary, this property on Wrenbeck Drive is a blank canvas waiting for the right buyer to transform it into a stunning family home. With its desirable location, spacious layout, and potential for enhancement, it is an opportunity not to be missed. 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 WARM CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## **Entrance Hallway**

Door to the front elevation, staircase to the first floor and a useful understairs cupboard.

## **Sitting Room 20'2" x 11'3" (6.15m x 3.43m)**

Fireplace, large window to the front elevation and two to the side.

## **Dining Room 13'5" x 8'1" (4.09m x 2.46m)**

Window to the rear with a lovely outlook over the garden and the fields beyond, together with patio doors that give access to the garden.

## **Kitchen 12'1" x 8'7" (3.68m x 2.62m)**

Fitted with a range of kitchen units having worksurfaces over and a sink unit inset. Provision for an electric cooker and plumbing for a washer. Window to the rear looking over the garden and the fields beyond.

## **First Floor Landing**

Window to the front elevation and access to the following rooms:

## **Bedroom 1. 14'6" x 9'1" (4.42m x 2.77m)**

Window to the rear looking over the adjoining countryside.

## **Bedroom 2. 11'3" x 10'6" (3.43m x 3.20m)**

Window to the front elevation with views of Otley Chevin to the backdrop.

## **Bedroom 3. 14'2" x 7'10" (4.32m x 2.39m)**

Window to the front elevation with views of Otley Chevin to the backdrop.

## **Bathroom**

Panelled bath with a shower over and a wash hand basin. Tiled walls, electric heated towel rail and a window to the rear.

## **Separate WC**

Low level wc and a window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

## Outside

Open plan lawned garden to the front with a driveway providing private off road parking and leading to an integral garage (16' x 7'1"). Moving around to the rear is a lovely private garden that includes a paved patio and neat lawn, all of which get to enjoy the lovely views over the adjoining fields.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & 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>

## Council Tax

Leeds City Council Tax Band E. 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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**

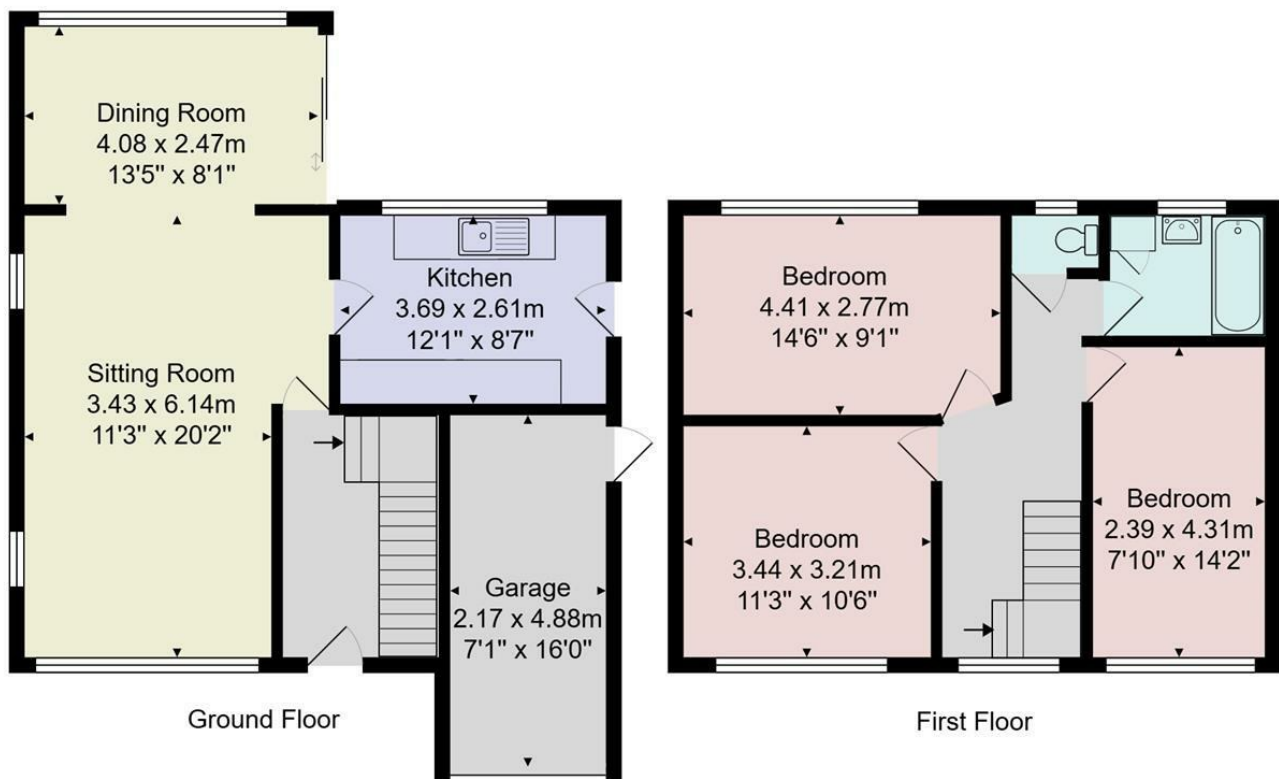
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 113.3 m<sup>2</sup> ... 1219 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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)**

**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS