



**45 WHARFE MEADOW AVENUE,
OTLEY
LS21 2FF**

Asking price £665,000

FEATURES

- Spacious 4 Bedroomed Detached Home
- Large Gardens, Beautifully Landscaped
- Driveway & Double Garage
- Four Double Bedrooms
- Three Bathrooms & Valuable Downstairs WC
- Two Reception Rooms & A Study
- Large Dining Kitchen & Utility Room Off
- Adjoining Fields To The Rear
- An Ideal Family Home Built In 2020
- EPC Rating B / Freehold / Council Tax Band F



Stunning Modern Detached Family Home with Delightful Garden

The perfect home for a growing family, set within the desirable location of Wharfe Meadow Avenue, Otley, this modern detached house, built in 2020, offers a splendid living experience. Spanning an impressive 1,972 square feet, the property boasts four spacious double bedrooms and three stylish bathrooms, making it ideal for families or those who enjoy entertaining guests.

As you enter, you are welcomed by two generous reception rooms as well as a valuable study, providing ample space for relaxation and social gatherings. The heart of the home is undoubtedly the contemporary dining kitchen, which is equipped with integrated appliances and features a valuable utility room for added convenience. The design is both functional and aesthetically pleasing, perfect for culinary enthusiasts.

One of the standout features of this property is its expansive garden, the largest in the area, set within a beautifully landscaped plot of just under one third of an acre. The garden has been thoughtfully designed with both hard and soft landscaping, creating a tranquil retreat that is fully enclosed for privacy. It offers stunning views over the adjoining countryside, providing a picturesque backdrop for outdoor activities or simply enjoying the serene surroundings.

Additionally, the property includes parking for up to four vehicles to the driveway and the double garage, ensuring that you and your guests have ample space. With its modern amenities, spacious layout, and breath taking views, this home is a rare find in the Otley area. It presents an exceptional opportunity for those seeking a blend of comfort, style, and outdoor living.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A delightful bright entrance to this smart home, with a large walk-in store, and further understairs cupboard providing ample storage. Wooden flooring throughout and continuing into the dining kitchen.

Study 8'1" x 7'3" (2.46m x 2.21m)

With window to the front elevation.

Snug 11'6" x 10'3" (3.51m x 3.12m)

A versatile room currently used as a snug but which would equally provide further study space or a playroom if required.

Cloakroom

Fitted with a basin with vanity unit beneath, low suite wc, and heated towel rail. Wooden flooring.

Dining Kitchen 23'7" x 10'8" (7.19m x 3.25m)

A wonderfully spacious dining kitchen, creating a real hub of the home, with French doors to the large garden giving a seamless flow between indoor and outdoor, ideal for family life and entertaining. The kitchen is fitted with an excellent range of base and wall units, with integrated appliances including a fridge freezer, dishwasher, electric double oven and gas hob. Sleek co-ordination work surfaces and tiled splashbacks add to the practicality, with a one and a half bowl stainless steel sink unit inset, and window over looking out over the garden.

Utility

Found just off the dining kitchen, a useful space with fitted units housing a further stainless steel sink, and plumbing for a washing machine and space for tumble dryer.

First Floor

Landing

Continuing the light and airy feel of the property with windows over both staircases.

Sitting Room 23'7" x 11'6" (7.19m x 3.51m)

A particularly spacious sitting room, with large windows to the south facing front elevation, making for a lovely light formal sitting room to complement the snug downstairs.

Cloakroom

With tiled flooring and fitted with a low suite wc and pedestal wash basin.

Principal Bedroom 14'4" x 10'8" (4.37m x 3.25m)

A lovely main bedroom having a delightful outlook over the rear garden and the fields beyond.

Dressing Room 10'8" x 8'8" (3.25m x 2.64m)

A spacious dressing room with large fitted wardrobe, and space for further freestanding furniture, and a window to the rear again offering a lovely outlook.

En Suite

Accessed via the dressing room, a stylish en suite with large walk-in shower, low suite wc and vanity unit with basin. Heated towel rail, and attractive tiled floor and walls.

Second Floor

Bedroom 18'4" x 9'4" (5.59m x 2.84m)

A good sized double bedroom with twin Velux windows to the rear.

En Suite

Another stylish modern en suite, with low suite wc, vanity unit with basin, and walk-in shower. Heated towel rail, attractive tiling and Velux window to the front.

Bedroom 11'11" x 10'6" (3.63m x 3.20m)

With a dormer window to the front, another spacious and versatile room, ideal for a single or small double.



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Bedroom 11'3" x 8'9" (3.43m x 2.67m)

A good sized fourth bedroom, again having an attractive traditional dormer window to the front.

Bathroom

Fitted with a panelled bath with shower over, low suite wc and vanity unit with basin. Tiled walls and flooring.

Garage 20' x 19'10" (6.10m x 6.05m)

A substantial double garage, with twin up and over doors to the front and pedestrian door to the rear garden. Light and power supplied.

Outside

One of the stand-out features of this fantastic home is the large plot, spanning c.0.3acre, with neat lawned garden to the front along with a block paved driveway, and delightful rear garden.

The rear garden is truly exceptional, with a large Indian stone patio leading out from the dining kitchen, with a raised gravelled area and further paved seating to one side, with fruit trees and nearly planted borders. Beyond the patio is a large and level lawn, with a landscaped area at the far end of the garden providing further seating to take in the best of the views of the house and garden.

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

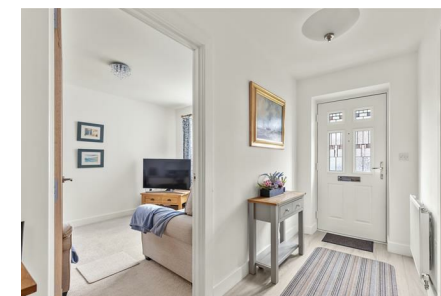
Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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>



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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.

Offer Acceptance & AML Regulations

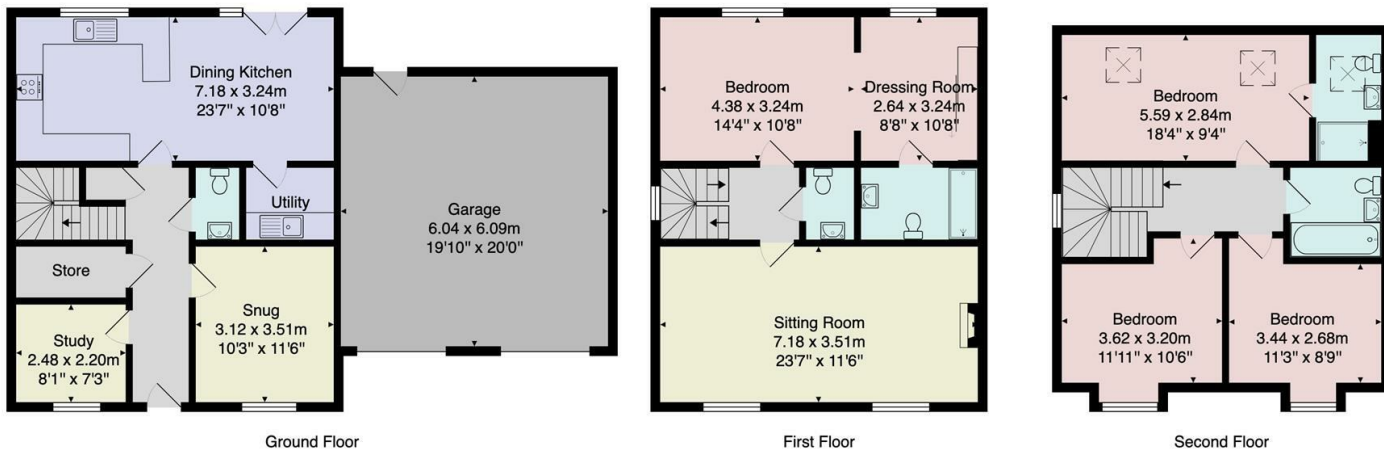
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 220.3 m² ... 2372 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		92
(81-91) B	86	
(69-80) C		
(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
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