



27 WRENBECK DRIVE OTLEY

LS21 2BP

Asking price £360,000

FEATURES

- Smart Family Home
- Open Plan Living
- Double Drive & Garage
- Popular Location
- EPC Rating D / Council Tax Band C / Tenure Freehold
- Three Bedrooms
- Utility Room
- Enclosed Rear Garden
- Well Presented Throughout
- An Ideal Family Location Close to Schools



Smart Three Bedroom Family Home in a Popular Otley Location

Situated on Wrenbeck Drive, this charming semi-detached house offers a wonderful opportunity for families seeking a spacious and well-presented home. With three generously sized bedrooms, this property spans an impressive 1,159 square feet, providing ample room for both relaxation and entertaining.

The house has been thoughtfully maintained and is smartly presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The layout is ideal for family living, with a focus on comfort and practicality, with a particularly useful added utility room.

One of the standout features of this property is the double garage and driveway, providing convenient off-street parking and additional storage space. The neat enclosed gardens offer a private outdoor retreat, perfect for children to play or for hosting summer gatherings with friends and family.

In a popular location, this home is conveniently close to local schools, making it an excellent choice for families with children. The surrounding area boasts a friendly community vibe, with easy access to local amenities and transport links.

In summary, this semi-detached house on Wrenbeck Drive is a fantastic family home that combines space, style, and a prime location. It is an opportunity not to be missed for those looking to settle in a vibrant and welcoming neighbourhood.

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 spacious and very welcoming entrance to the home, accessed via a part-glazed upvc door, with a useful store cupboard and stairs to the first floor.

Sitting Room 14'9" x 11'7" (4.50m x 3.53m)

A lovely bright room with bay window to the front, and an attractive fireplace with stone flagged hearth, wooden mantle and log burning stove inset. Open to the

Dining Room 11'7" x 8'1" (3.53m x 2.46m)

With a large window to the rear allowing a wonderful flow of natural light through the sitting and dining rooms.

Kitchen 10'10" x 8'4" (3.30m x 2.54m)

A smart and well-equipped kitchen with a range of base and wall units, with wooden work surfaces over and attractive tiled splashbacks. Provision for a gas cooker, plumbing for a dishwasher and stainless steel sink unit with mixer tap. Deep understairs store cupboard, and window to the rear overlooking the delightful garden.

Utility Room 6'7" x 5'8" (2.01m x 1.73m)

With doors to both the front and rear, the utility room is a particularly useful space for families, ideal for leaving muddy shoes and coats out of the way, and having plumbing for a washing machine.

First Floor

Landing

A good sized landing adding to the spacious and airy feel of the property, with a window to the side elevation, and useful store cupboard.

Bedroom 12'3" x 11'3" (3.73m x 3.43m)

A spacious primary bedroom with large window to the front, and an excellent range of fitted wardrobes.

Bedroom 11'3" x 10'6" (3.43m x 3.20m)

A further good sized double bedroom with window to the rear.

Bedroom 8'8" x 7'6" (2.64m x 2.29m)

Again a good sized third bedroom, with window to the front and built-in cupboard/wardrobe.

Outside

The property stands within neatly maintained gardens, with a lawn and mature flowering



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borders to the front, along with an attractive stone flagged path, with smart block paved double driveway to the side leading to the double garage with twin up and over doors, and windows to the rear.

To the rear of the house is an enclosed garden, with stone flagged seating areas and a level lawn. Outside tap.

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 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

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.

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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Total Area: 107.7 m² ... 1159 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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