



# 24 THROSTLE NEST CLOSE, OTLEY LS21 2RR

**Asking price £360,000**

## FEATURES

- Extended, Three Bedroomed Double Fronted Detached House
- Fabulous Extended Dining Kitchen With A Central Island And Built In Appliances
- House Bathroom Fitted With A Walk In Shower
- Driveway Parking, Carport And A Garage
- Set On The Edge Of Otley With Countryside Views
- Valuable Downstairs WC And A Utility Room
- Fully Enclosed Gardens To The Front And The Rear
- EPC Rating C / Tenure Freehold / Council Tax Band D



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BARRACLOUGH**  
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# Double Fronted, Extended 3 Bedroom Detached House

This delightful double fronted extended detached house offers a perfect blend of modern living and picturesque countryside views. Spanning an impressive 919 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of this property is undoubtedly the extended dining kitchen, completed in 2021. This fabulous space features a central island, perfect for casual dining or entertaining, and is complemented by a valuable utility room that adds convenience to daily life.

The modern house bathroom is designed with comfort in mind, featuring a walk-in shower that provides a touch of luxury. Additionally, the property benefits from a downstairs WC, enhancing practicality for family living.

Outside, the home is surrounded by enclosed gardens at both the front and rear, offering a safe and private space for children to play or for hosting summer gatherings. The property also boasts excellent parking facilities, accommodating up to three vehicles with a carported driveway and a garage, ensuring that parking is never a concern.

Built around 1975 this home combines classic charm with contemporary updates, making it a wonderful choice for those looking to settle in a peaceful yet accessible location. With lovely views over the countryside to the front, this property is not just a house; it is a place to create lasting memories.

To arrange your viewing of this fine home, 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 Hall

Door to the garden and the staircase to the first floor.

## Sitting Room 14'10" x 11'5" (4.52m x 3.48m)

A light and airy through reception room having windows to the front and the rear, together with a fireplace and a central heating radiator.

## Dining Kitchen 23'9" x 11'6" (7.24m x 3.51m)

A fabulous extended dining kitchen, creating the hub of this lovely home, offering an extensive range of modern fitted kitchen units including a central island and with appliances included, such as a electric twin ovens and hob, a microwave and a dishwasher. Two central heating radiators, window to the front and bi-folding doors to the rear garden.

## Utility Room 8'9" x 5'9" (2.67m x 1.75m)

Fitted storage and a kitchen unit with a worksurface over and a sink unit inset. Plumbing for a wash machine and space for a condensing tumble dryer. Velux window and a door to the driveway.

## Downstairs WC

Fitted with a low level wc and a wash hand basin.

## First Floor Landing

Window to the rear elevation, a central heating radiator and the access hatch to the loft.

## Bedroom 1. 13'6" x 10'2" max (4.11m x 3.10m max)

Having built in wardrobes, decorative wood panelling, a central heating radiator and a window to the front elevation with lovely views over the gardens and the countryside beyond.

## Bedroom 2. 11'6" x 8'4" (3.51m x 2.54m)

A central heating radiator and a window to the front elevation with lovely views over the gardens and the countryside beyond.

## Bedroom 3. 8'4" x 5'11" (2.54m x 1.80m)

Central heating radiator and a window to the rear.

## Bathroom

Fitted with a modern three piece suite comprising a corner shower cubicle, a wash hand basin and a low level w.c. Central heating radiator and a window to the rear.



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### Outside

The property benefits from having a driveway with carport which leads to a garage 18'1" x 8'3". There are fully enclosed gardens to the front and rear making the most of the day's sunshine and are predominantly laid to lawn.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

### Council Tax North Yorkshire Council

North Yorkshire Council Tax Band D. For further details on Harrogate Council Tax Charges please visit [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 48 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>

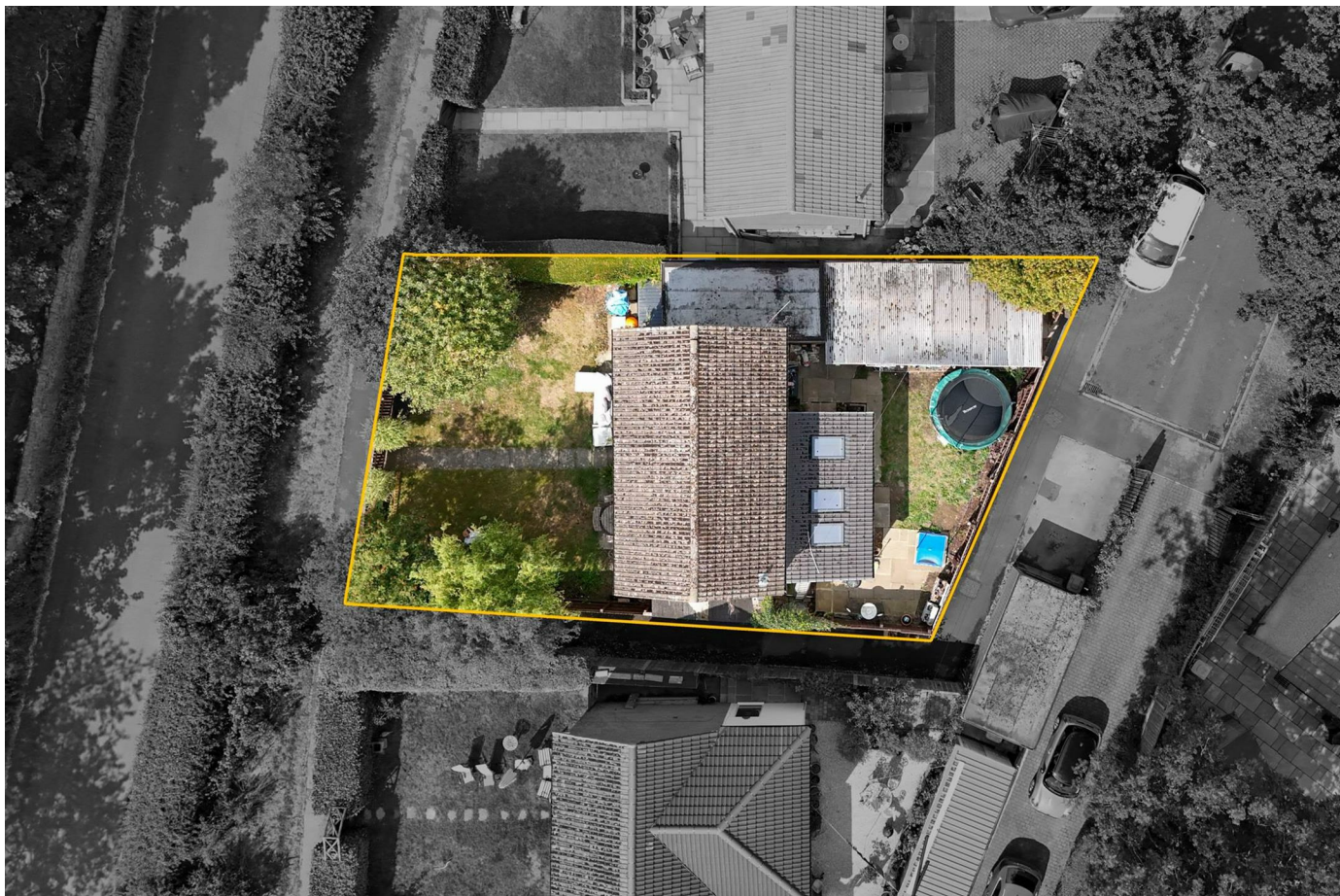
### Viewing Arrangements

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](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



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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**

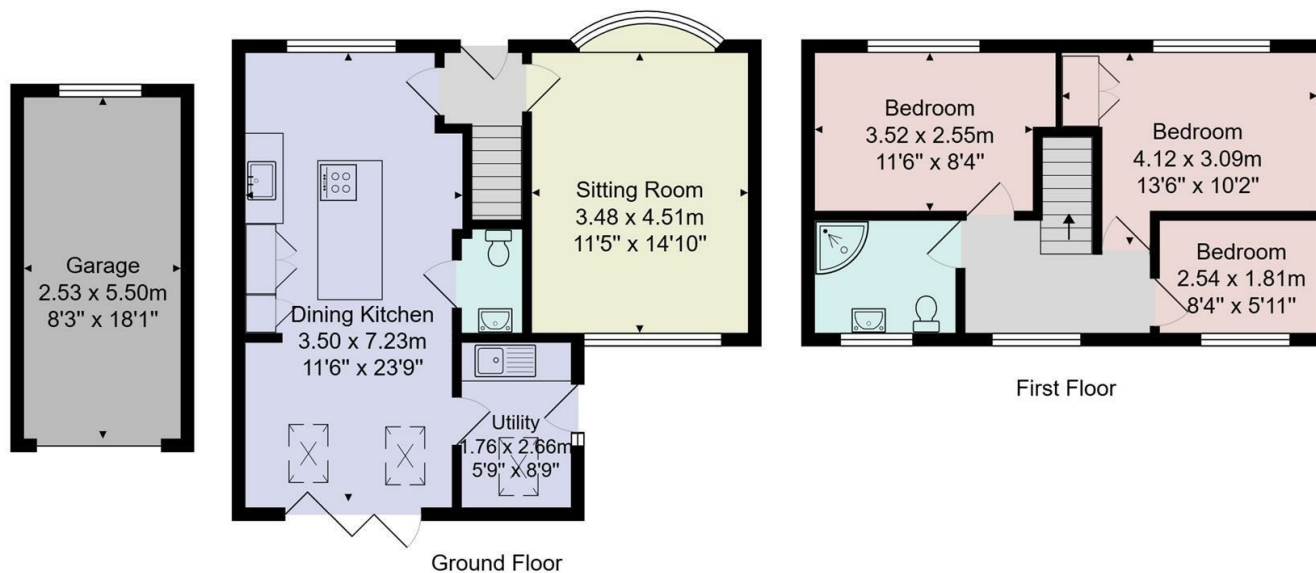
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup> (excluding garage)

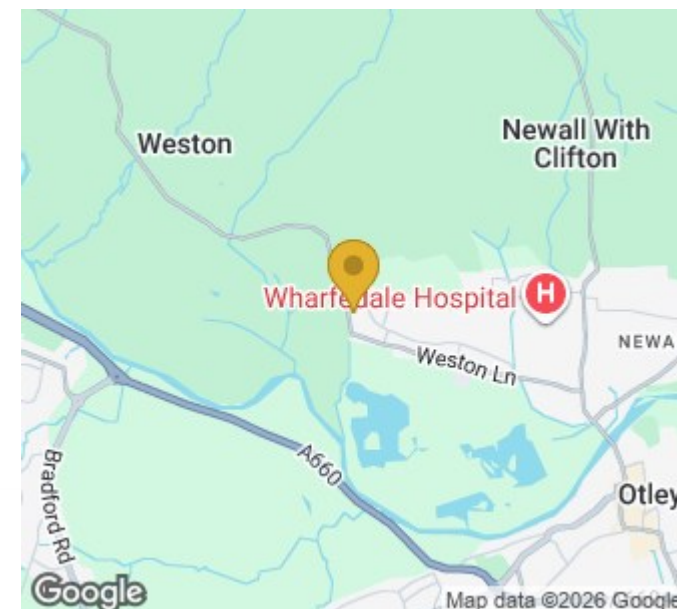
All measurements are approximate and for display purposes only.

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) <b>A</b>                          |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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