



# 120 OTLEY ROAD GUISELEY LS20 8LZ

**Asking price £475,000**

## FEATURES

- Beautifully Presented & Characterful Stone Built Semi-Detached
- Modern & Recently Installed Fitted Kitchen With Quartz Work Surfaces
- Three Bedrooms & A Smart House Bathroom
- Enclosed & Private Rear Garden Ideal For Outdoor Entertaining
- Tastefully & Sympathetically Modernised Yet Many Original Character Features
- Terrific Sitting Room With Beamed Ceiling & Log Burning Stove
- Spacious Family Room With Bi-Folding Doors Out To The Rear Garden
- Gated Driveway Providing Ample Off Road Parking
- Freehold / EPC Rating D / Council Tax Band C
- Within Walking Distance Of Local Amenities, Outstanding Schools & Transport Links



# A Beautifully Presented & Characterful Stone Built Semi-Detached Property

A beautifully presented and substantial stone built semi-detached property retaining main original features yet having been tastefully and sympathetically modernised to create a wonderful home. Situated in a popular residential area this three bedroomed property provides terrific accommodation enjoying two generous reception rooms and ample gated off road parking, all within walking distance of local amenities, outstanding schools and transport links. The property comprises a covered entrance porch and entrance hall, characterful sitting room with attractive beamed ceiling and exposed stone wall opening into a modern and recently fitted dining kitchen. A full length family room which could be used in a number of ways with bi-fold doors leading to the garden, a rear porch and cloakroom complete the ground floor. On the lower ground floor there is a cellar providing useful storage whilst to the first floor there are three bedrooms and a smart house bathroom. Outside the property stands on a good sized plot with off road parking for numerous vehicles, covered storage area to the side and an enclosed and private rear garden with lawned and flagged patio areas ideal for outdoor entertaining. All in all we do not hesitate to recommend an appointment to view this very special home. To arrange your viewing, please contact Shankland Barraclough Estate Agents In Otley.

## Guiseley

The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

## The Accommodation...

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

### Ground Floor

#### Entrance Area

With a double glazed entrance door and stairs up to the first floor.

#### Sitting Room 14'9" x 13'1" (4.50m x 3.99m)

A stunning room full of character with a wonderful feature stone fireplace and chimney breast housing a log burning stove. Attractive beamed ceiling, radiator and window to the front elevation with stone mullions and window sill. Archway into family room and opening into:

#### Modern Dining Kitchen 18'2" x 9'3" (5.54m x 2.82m)

A modern dining kitchen which has recently been installed by the current owners incorporating cupboards, drawers and recycled glass work surfaces with upstands and a tasteful tiled splash back. Inset Belfast sink with mixer tap and integrated appliances including a fridge/freezer, dishwasher, two electric ovens and an induction hob with hood over. Freestanding island with cupboards, drawers and breakfast bar, recessed spotlights, window to the rear elevation overlooking the rear garden and access to the cellar rear porch.

#### Family Room 23'4" x 10'3" (7.11m x 3.12m)

This terrific room is accessed via a sliding solid oak door and provides another lovely reception room which could be utilised in a number of ways benefiting from a dual aspect with window to the front again having stone mullions and sill, as well as bi-folding doors out to the rear garden. Two Velux windows and exposed wooden window lintels.

#### Rear Porch

A useful space having a tiled floor, velux and further window to the rear as well as door out to the rear garden.

#### Cloakroom

With a low suite w.c, vanity unit, part tiled walls, tiled floor, recessed spotlights and window to the rear elevation.

#### Lower Ground Floor

#### Cellar

Accessed from the kitchen with light and power, plumbing for an automatic washing machine and space for a dryer.

#### First Floor

#### Landing

Having access to the roof void.

#### Bedroom 1. 13'0 x 9'5" (3.96m x 2.87m)

With fitted wardrobes, additional storage cupboard and window to the front elevation having a stone mullion.

#### Bedroom 2. 10'0" x 9'3" (3.05m x 2.82m)

Another double bedroom with window to the rear elevation overlooking the rear garden.

#### Bedroom 3. 10'2" x 5'7" (3.10m x 1.70m)

A single bedroom which would also be ideal as a home office with window to the side elevation.



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### Smart House Bathroom

Having a smart white three piece suite comprising a panelled bath with shower over, low suite w,c and wash basin. Heated towel rail, fully tiled walls, tiled floor, recessed spotlights and window to the rear elevation.

### Outside

To the front of the property there is an attractive covered entrance with fitted bench and a cottage style garden with large flower border and outside tap. At the side of the property there is gated access to the rear which also provides a very useful flagged covered storage area. The rear garden is enclosed and private, being predominately laid to lawn with an outside tap and also enjoying various Indian stone flagged seating areas ideal for outdoor entertaining. Parking is at the front with a generous gravelled driveway being accessed via white timber gates, providing ample off road parking and turning facility.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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](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.



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### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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.

### 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.

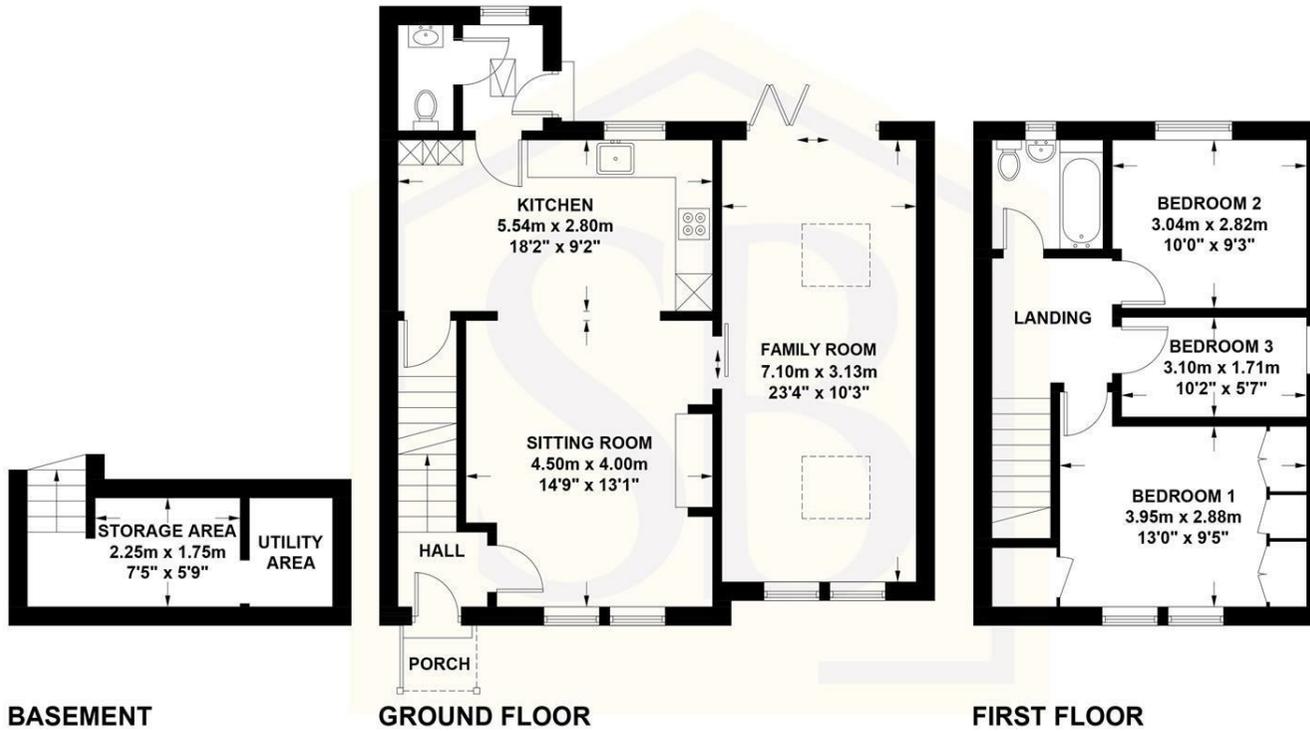
### Please Note

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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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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