



# 14 WRENBECK CLOSE, OTLEY LS21 2BU

**Asking price £450,000**

## FEATURES

- Substantially Extended And Deceptively Spacious 4 Bedroom Semi Detached
- Sits At The Head Of A Peaceful Cul-De-Sac In A Very Popular Neighbourhood
- Four Piece House Bathroom And An En-Suite To Bedroom 1
- EPC Rating D / Tenure Freehold / Council Tax Band C
- Attractive South Westerly Facing Enclosed rear Garden
- Two Good Sized Reception Rooms And A Dining Kitchen
- Perfect Family Home Being Close To Prince Henry's Grammar School



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# Deceptively Spacious 4 Bedroomed Semi Detached House

Located in the charming cul-de-sac of Wrenbeck Close, Otley, this semi-detached house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting an impressive 1,482 square feet of living space, the property has been thoughtfully extended and improved by the current owners, ensuring a deceptively spacious accommodation that caters to modern living.

The house features two inviting reception rooms, perfect for both relaxation and entertaining, together with a spacious dining kitchen for all the family to enjoy. With four generously sized bedrooms, there is ample space for family members or guests, while the two well-appointed bathrooms provide convenience and comfort for daily routines.

One of the standout features of this property is the attractive enclosed gardens, which face south-west, allowing for plenty of sunlight throughout the day. These gardens are of good proportions, offering a delightful outdoor space for children to play or for hosting summer gatherings.

Location is key, and this home is ideally situated within easy walking distance of the highly regarded Prince Henry's Grammar School, making it an excellent choice for families with school-aged children.

This property is ready for you to move in and make it your own. Whether you are looking for a family home or a place to settle down, this residence on Wrenbeck Close is sure to impress. Don't miss the chance to view this wonderful property.

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...

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

### GROUND FLOOR

#### Entrance Hallway

Via a uPVC outer door with two glazed insets to the front elevation, a central heating radiator and the staircase.

#### Sitting Room 14'10" x 10'10" (4.52m x 3.30m)

A central heating radiator and a window to the front elevation.

#### Dining Kitchen 17'6" max x 14'5" max (5.33m max x 4.39m max)

A good sized family kitchen having a comprehensive range of fitted kitchen units with worksurfaces over and a sink unit inset. Built in electric oven and hob, central heating radiator, windows and a half glazed door to the rear garden.

#### Bedroom 10'3" x 9'6" (3.12m x 2.90m)

Fitted wardrobes to one wall, a central heating radiator and a window to the front elevation.

#### Bedroom 11'4" x 9' (3.45m x 2.74m)

Central heating radiator and a window to the rear.

#### House Bathroom

Fitted with a four piece suite in white comprising a panelled bath, a corner shower cubicle, wash hand basin and a low wc. Central heating radiator and a window to the side elevation.

### LOWER GROUND FLOOR

#### Family Room 18'3" x 10'9" (5.56m x 3.28m)

A lovely light and airy room having windows and French doors that open directly to the enclosed gardens. Central heating radiator and connecting doors to both the utility room and the garage store.

#### Utility Room 7'8" x 6'8" (2.34m x 2.03m)

Fitted kitchen unit having a worksurface over and a sink unit inset. Space and plumbing for a washer and a condensing tumble dryer, a central heating radiator and a connecting door to the Store Room.

#### Store Room 13'8" x 9'6" (4.17m x 2.90m)

A very useful and secure under house storage area.

#### Store 15'7" x 10'7" (4.75m x 3.23m)

Again a very useful and secure storage area.

### FIRST FLOOR

#### Bedroom 17'8" x 8'8" (5.38m x 2.64m)

A lovely proportioned bedroom having two windows with a pleasant outlook, a further Velux styled window and a central heating radiator.

#### En-Suite

Fitted with a three piece suite comprising a shower cubicle, a wash hand basin to a vanity unit and a low level w.c Central heated towel rail.

#### Bedroom 12'1" x 10'11" (3.68m x 3.33m)

Central heating radiator and two Velux styled windows. Eaves storage cupboard.

### OUTSIDE



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### Gardens & Parking

Set at the head of this lovely cul-de-sac the driveway as it comes off the road is shared with the neighbouring house, which then opens to their own driveway parking spaces, with number 14 having parking in front of the garage store. The garage store (10'9" x 10'9") has a garage door to the front and a connecting door to the house. The front garden is neatly terraced with a maturing rockery and small block paved area providing additional parking. Moving around to the side and rear elevations the garden suddenly opens up into a lovely area that enjoys a south and westerly aspect. Predominately laid to lawn with mature stocked borders and a patio area, all enclosed by fencing.

### Tenure, And Services

Tenure: Freehold/Leasehold  
All Mains Services Connected

### Council Tax

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.

### 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>

### 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

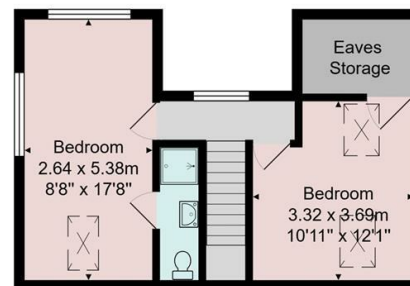
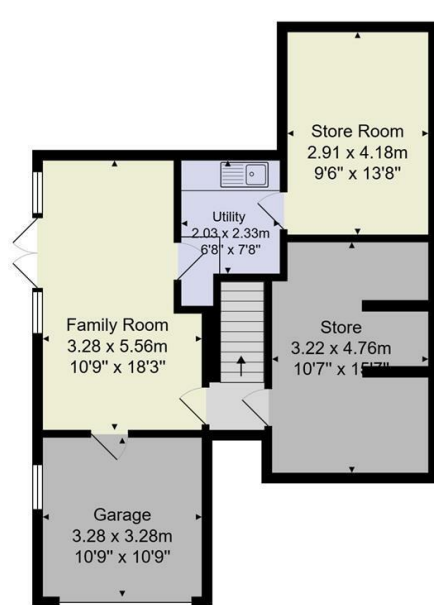
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 176.1 m<sup>2</sup> ... 1895 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(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**  
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