



23 WEST BUSK LANE OTLEY LS21 3LY

Asking price £450,000

FEATURES

- An Extended & Beautifully Presented Semi-Detached Family Home
- Simply Stunning Living Dining Kitchen With Bi-Folding Door To The Rear Garden
- Three Bedrooms & A Luxurious Modern House Bathroom With A Four Piece Suite
- Driveway Providing Ample Off Road Parking
- Highly Sought After & Popular Residential Area
- Sensational Long Distance Views Across The Valley & Of Otley Chevin
- Benefiting From Two Reception Rooms & Welcoming Entrance Hall
- Landscaped Rear Garden With Views, Ideal For A Growing Family & Alfresco Dining
- Tenure Freehold / EPC Rating C / Council Tax Band D
- Useful Utility Room & Downstairs WC



Stunning 3 Bed With Wonderful Living Dining Kitchen & Spectacular Views

Nestled on West Busk Lane in the charming town of Otley, this semi-detached house offers a delightful blend of comfort and style, perfect for families seeking a serene yet vibrant community. Spanning an impressive 1,379 square feet, the property boasts three well-proportioned bedrooms and a luxurious modern bathroom which has a four piece suite, ensuring ample space for relaxation and privacy.

Upon entering, you are greeted by two inviting reception rooms, providing versatile spaces for both entertaining guests and enjoying quiet family time. The heart of the home is undoubtedly the sensational living dining kitchen, which features bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. This area is not only perfect for hosting gatherings but also allows for breath-taking long-distance views across the valley, creating a picturesque backdrop for everyday living.

The rear garden is a true highlight, thoughtfully designed to cater to the needs of a growing family. It offers a safe and enjoyable outdoor space for children to play, while the stunning views provide a tranquil setting for relaxation.

This property is a rare find, combining modern living with the beauty of nature, making it an ideal choice for those looking to settle in a welcoming neighbourhood. With its spacious layout and exceptional features, this home is ready to create lasting memories for its new owners.

To arrange a viewing 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 smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

An extended and welcoming entrance hall having a composite entrance door with side screen. Fitted cupboard and shelves providing an extremely useful space for coats and shoes, two radiators, tiled floor and window to the side elevation. Stairs up to the first floor with understairs cupboard and further cupboard providing additional storage.

Sitting Room 12'4" x 11'11" (3.76m x 3.63m)

An elegant light and airy reception room with two wall light points, radiator and window to the front elevation with views of Otley Chevin.

Study/Snug 15'10" x 8'8" (4.83m x 2.64m)

A second reception room which has been thoughtfully extended to create a multi-functional room such as a snug or home office with fitted work station, ideal for those who are working from home. Two wall light points, recessed spotlights, radiator and window to the front elevation again enjoying views of the Chevin.

Living Dining Kitchen 20'1" x 19'10" (6.12m x 6.05m)

A simply stunning living dining a room that certainly impresses. A fabulous living and entertaining space created by a superbly extended room having bi-folding doors to the rear garden and roof lantern throwing an abundance of natural light into this fabulous room. Fitted with an extensive range of base and wall units incorporating cupboards and drawers with co-ordinating Quartz work surfaces with upstands. Breakfast Island with pendant lighting and inset stainless steel sink unit with mixer tap, integrated appliances including a dishwasher, double electric oven and ceramic hob with extractor over. Space for an American style fridge/freezer, tiled floor, recessed spotlights, radiator and all enjoying a superb outlook over the rear garden and open fields beyond.

Utility Room 11'11" x 5'5" (3.63m x 1.65m)

Ideal for a busy household with plumbing for an automatic washing machine and space for a dryer. Inset stainless steel sink unit with mixer tap, base cupboards, recessed spotlights, tiled flooring and cupboard housing the central heating boiler. Window and door to the rear elevation with access into:

Cloakroom

With a low suite w.c, wash hand basin with cupboard under, radiator, tiled floor and window to the side elevation.

First Floor

Landing

With recessed spotlights and window to the side elevation.

Bedroom 1. 13'8" x 11'10" (4.17m x 3.61m)

A delightful principal bedroom with a range of fitted wardrobes. recessed spotlights, radiator and window to the front elevation enjoying superb views of Otley Chevin.

Bedroom 2. 11'11" x 10'10" (3.63m x 3.30m)

Another double bedroom with radiator, recessed spotlights and window to the rear elevation benefiting from breath-taking views across the valley.

Bedroom 3. 9'1" x 7'7" (2.77m x 2.31m)

A comfortable single bedroom with recessed spotlights, recessed spotlights and window to the front elevation looking onto the Chevin.



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Bathroom

A sleek and stylish modern house bathroom with a white four piece suite comprising a freestanding bath, separate tiled shower stall, low suite w.c and wash hand basin with drawers under. Heated towel rail, fully tiled walls and floor, recessed spotlights and window to the rear elevation.

Outside

A beautifully landscaped and enclosed rear garden set against a simply sensational backdrop over open fields and across the valley providing an ideal space for a growing family to enjoy. There are two lawned areas with flower borders and seating areas situated at both ends of the garden providing ideal spaces for outdoor entertaining and enjoying that view! A gate leads round to the front of the property where there is a driveway providing off road parking with electric charging point and a further lawned area with flower borders.

Tenure, Services And Parking

Tenure: Freehold/Leasehold

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>

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>

Council Tax Leeds

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



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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

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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West Busk Lane, Otley, LS21

Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft

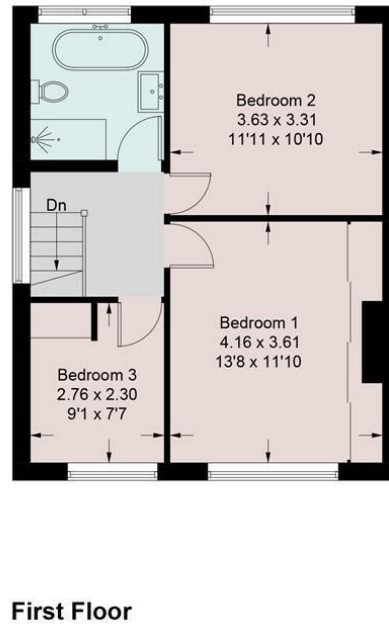


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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.



Call us on 01943 889010
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