



# 7 MIDDLETON COURT OTLEY LS21 2FA

Asking price £340,000

## FEATURES

- Beautifully Presented Grade II Listed Stone Built Property
- Terrific Light & Airy Sitting Room Enjoying A Dual Aspect
- Situated On A Cul-De-Sac In A Sought After Residential Area
- Further Double Bedroom To The First Floor With En-Suite Bathroom
- Entrance Hall With Spacious Cloakroom
- Enclosed Cottage Style Front Garden With Lawn & Patio
- Modern Kitchen With A Range Of Fitted Appliances
- Ground Floor Bedroom With Dressing Area & En-Suite Shower Room
- Tenure Freehold / EPC Rating C / Council Tax Band D
- Ideally Suited To A Variety Of Buyers



# Beautifully Presented Two Bedroomed Stone Built Property

This beautifully presented two bedroom mews house which is arranged over two floors, was the former gatehouse of the workhouse built in 1873, and later converted to a hospital. In 2000 the building acquired Grade 2 listed status before being converted in 2015 by PJ Liversey to form part of the Wharfedale Park development. The property has been sympathetically updated to offer a delightful blend of comfort and style yet retaining a number of original features, this property is perfect for families, couples, or individuals seeking a serene living environment.

As you enter, you are greeted by a spacious reception room that is filled with terrific light, creating an inviting atmosphere for relaxation and entertaining. The ground floor features a thoughtfully designed bedroom complete with a dressing area and en-suite, providing ample space and privacy. Ascend to the first floor, where you will find a further double bedroom that boasts its own en-suite bathroom, ensuring convenience and comfort.

The exterior of the property is equally appealing, featuring an enclosed cottage-style front garden with a lovely lawn, perfect for enjoying the outdoors or hosting gatherings. Additionally, the property boasts parking for two vehicles, ensuring that you and your guests will always have a place to park. This house is not only beautifully presented but also versatile, making it ideally suited to a variety of buyers.

Situated on a quiet cul-de-sac in a sought-after residential area, this home offers both peace and convenience. The location is ideal for those looking to be part of a friendly community while still having easy access to local amenities and transport links.

In summary, this delightful home in Middleton Court is a rare find, combining modern living with the charm of a traditional stone-built property. It is a perfect opportunity for anyone looking to settle in a desirable area of Otley.

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

## Ground Floor

### Entrance Hall

A welcoming entrance hall with stairs up to the first floor, radiator, window to the front elevation and cloakroom off.

### Cloakroom

A spacious cloakroom comprising a low suite w.c and pedestal wash hand basin. Part tiled walls and tiled floor, useful cloaks cupboards and recessed spotlights.

### Sitting Room 18'10" x 13'2" (5.74m x 4.01m)

A terrific light and airy reception room enjoying a dual aspect with feature arched windows to the rear elevation and two large windows to the front with glazed door out to the front garden all having plantation shutters. Plenty of room for a suite as well a table and chairs, two radiators and Karndean flooring.

### Kitchen 11'8" x 7'9" (3.56m x 2.36m)

A modern kitchen with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink with mixer tap, integrated appliances including a fridge/freezer, dishwasher, washing machine and electric oven with a four ring gas hob having a stainless steel hood over. Tiled floor, radiator, recessed spotlights and window to the rear elevation.

### Bedroom 1. 19'8" x 11'4" (5.99m x 3.45m)

A spacious principal bedroom with a range of contemporary fitted wardrobes, two radiators and window to the front elevation.

### En-Suite Shower Room

With a white suite comprising a tiled shower stall, low suite w.c and pedestal wash hand basin. Heated towel rail, part tiled walls and tiled floor, shaver point and recessed spotlights.

## Second Floor

### Bedroom 2. 13'2" x 12'10" (4.01m x 3.91m)

Another generous double bedroom which could also be used as a main bedroom as well as making a perfect space for guests or teenagers with fitted wardrobes, radiator and two Velux windows to the front elevation.

### En-Suite Bathroom

A smart en-suite bathroom with a tiled bath having a shower over, low suite w.c and pedestal wash hand basin. Part tiled walls, tiled floor and Velux window to the front elevation.

## Outside

To the front of the property there is a block paved driveway providing off road parking for two vehicles, with a delightful enclosed cottage style garden with flagged patio and lawned area, and ideal space to relax after a busy day.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Double Driveway Providing Off Road Parking

Maintenance Charge: Please note there is an annual maintenance charge of £539.24 per annum which is paid to Wharfedale Park Management Co Ltd to look after the communal areas of the development.

Listed Status: Please Be Aware The Property Is Grade II Listed.

### 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 - High

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](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.

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### **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.

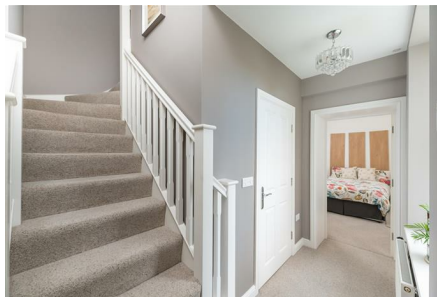
### **Mortgage Advice**

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.

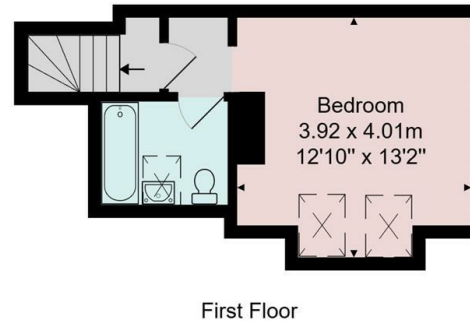
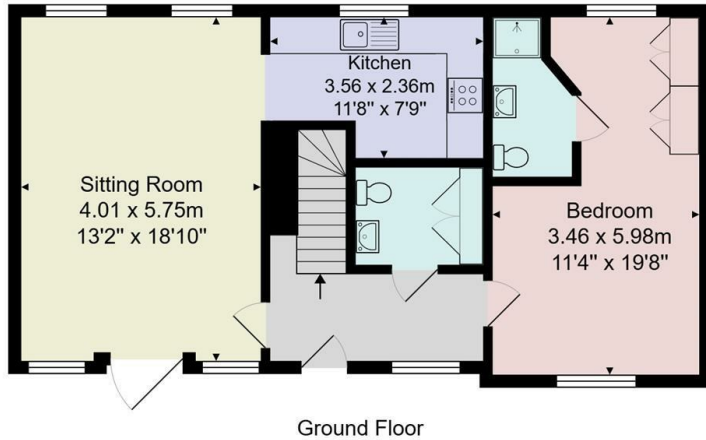
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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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Total Area: 88.7 m<sup>2</sup> ... 955 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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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