



# 17 NEWALL CARR ROAD, OTLEY

**Asking price £300,000**

## FEATURES

- Immaculate Semi Detached House
- Stylish Kitchen & Bathroom
- Popular Location Close to Schools and Transport
- Low Maintenance Outside Space
- Three Bedrooms
- Ample Off Street Parking & Garage
- EPC Rating C / Freehold / Council Tax Band C
- Book Your Viewing Appointment Today!



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ESTATE AGENTS

# Stylish 3 Bedroom Semi Detached Home in Otley

Nestled on the charming Newall Carr Road in Otley, this immaculate semi-detached house offers a delightful blend of modern living and classic charm. Spanning an impressive 853 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception hall, and a sitting room that exudes warmth and character, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout, with a smart modern dining kitchen spanning the width of the rear of the property. The property features a well-appointed bathroom, ensuring convenience for all residents.

The exterior of the home is equally appealing, with parking available for two vehicles, a valuable asset in this desirable area. The house, built in the 1930s, retains a sense of period charm while being impeccably maintained, allowing you to move in with ease.

This property is not just a house; it is a home that offers comfort and style in equal measure. With its prime location in Otley, you will find yourself within easy reach of local amenities, schools, and beautiful countryside walks. This is a wonderful opportunity to acquire a beautifully presented home in a sought-after area. Do not miss the chance to make this property your own.

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

Accessed via an enclosed porch, this welcoming entrance hall has smart herringbone flooring, fitted cupboard, and stairs to the first floor.

## Sitting Room 14'8" x 11'4" (4.47m x 3.45m)

A bright and spacious sitting room with large window to the front, herringbone flooring, ceiling cornice and decorative cast iron fireplace.

## Dining Kitchen 17'2" x 10'11" (5.23m x 3.33m)

A striking dining kitchen with good range of fitted units providing excellent storage, along with integrated appliances including fridge freezer, double oven, induction hob, Quooker hot water tap and central island with breakfast bar style seating. Cast iron fireplace with tiled hearth, herringbone flooring and glazed doors to the rear.

## First Floor Landing

With a window to the side, and access to the boarded loft space.

## Bedroom 12'2" x 10'4" (3.71m x 3.15m)

A spacious double bedroom with window to the front.

## Bedroom 10'11" x 10'4" (3.33m x 3.15m)

A further good double bedroom with window to the rear.

## Bedroom 7'9" x 6'4" (2.36m x 1.93m)

A third, single bedroom with window to the front.

## Bathroom

A beautiful house bathroom with dark slate tiled walls, and tiled flooring, having a bath with shower over, wall mounted vanity unit with basin, and low suite wc. Window to the rear.

## Outside

The property stands within a good plot, entirely block paved providing a low



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maintenance and versatile outside space, giving ample off-road parking for multiple vehicles, or ready to fill with pots to create a peaceful garden area. To the rear of the garden is a detached garage with electric door, power, light and water supplied.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Driveway off street parking, and garage

### **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.

### **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**

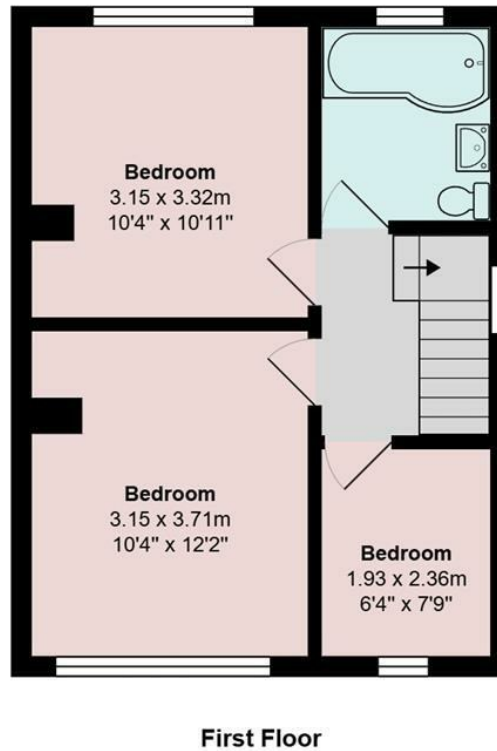
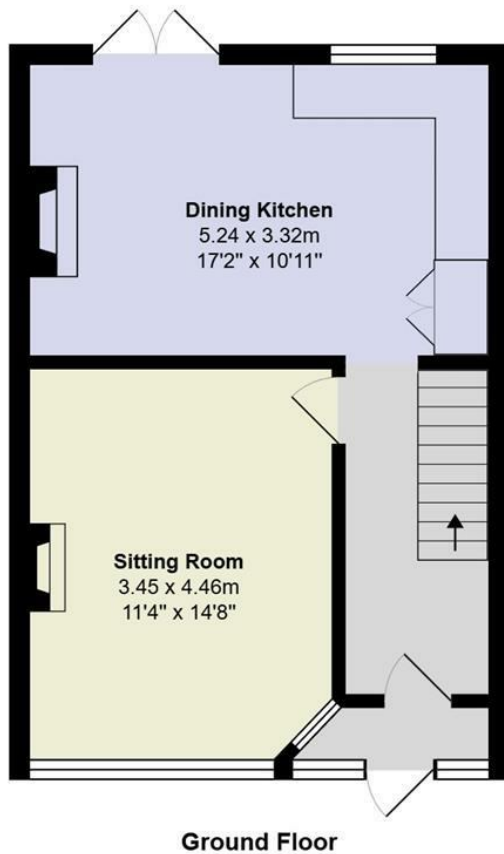
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 79.3 m<sup>2</sup> ... 853 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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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