



# 11 PRINCE HENRY ROAD OTLEY LS21 2BE

**Asking price £425,000**

## FEATURES

- Superb Corner Plot With Terrific Scope To Extend Subject To The Necessary Permissions
- Two Generous Reception Rooms With The Sitting Room Enjoying A Bay Window
- Two Large Double Bedrooms & A Generous Single Bedroom
- Driveway Providing Off Road Parking & Detached Garage
- Lawned Gardens To Three Sides Ideal For a Growing Family
- Semi-Detached Property Providing An Ideal Opportunity For Those Looking For A Family Home
- Welcoming Entrance Hall & Kitchen That Adjoins The Dining Room
- House Bathroom With Tiled Shower Stall & Separate WC
- Freehold / EPC Rating D / Council Tax Band D
- Sought After Residential Area With Views Of The Chevin



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# 3 Bed Semi Detached On A Terrific Corner Plot With Huge Potential

Set on a superb corner plot, this property not only provides a sense of privacy but also offers terrific scope for extension, subject to the necessary permissions. This potential for expansion makes it an ideal choice for those looking to personalise their living space to suit their family's needs.

The outdoor areas are equally impressive, with lawned gardens to three sides, providing a safe and enjoyable environment for children to play and for families to gather. Additionally, the property includes parking for numerous vehicles as well as having a detached garage, ensuring convenience for residents and visitors alike.

Situated in a highly sought after residential area, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. On entering the property there is a welcoming entrance hall and two generous reception rooms, perfect for entertaining guests or enjoying family time. The sitting room is particularly inviting, enhanced by a lovely bay window that floods the space with natural light, creating a warm and welcoming atmosphere. The ground floor is completed by the kitchen which adjoins the dining room.

Upstairs there are three well-proportioned bedrooms, including two large double bedrooms that offer ample space for relaxation and rest serviced by the house bathroom with separate wc.

In summary, this semi-detached house on Prince Henry Road is a fantastic family home that combines space, potential, and a lovely garden setting, making it a must-see for anyone looking to settle in the picturesque town of Otley. To arrange a viewing of this terrific property call 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 and generous entrance hall having a recently installed composite door with attractive original stained glass window. Radiator and stairs up to the first floor with understairs storage cupboard.

### Sitting Room 12'7" x 11'10" (3.84m x 3.61m)

A light and airy reception room enjoying a bay window to the front elevation. Fitted gas fire with stone surround and hearth, ceiling cornice and radiator.

### Dining Room 12'10" x 10'10" (3.91m x 3.30m)

Another generous reception room adjoining the kitchen with scope to create a dining kitchen ideal for modern family living. Ceiling cornice, fitted gas fire, radiator and window to the rear elevation.

### Kitchen 9'4" x 7'0" (2.84m x 2.13m)

With a range of base and wall units incorporating cupboards and a drawer with coordinating work surfaces having a tiled splash back. Inset sink unit with mixer tap, provision for a gas cooker, space for an under counter appliance and plumbing for a slimline dishwasher. Window to the side and door out to the rear elevation.

### First Floor

### Landing

With linen cupboard, window to the side elevation and access to the roof void which has the potential to be converted to further accommodation subject to the necessary planning permissions and building regulations.

### Bedroom 1. 12'7" x 11'0" (3.84m x 3.35m)

A good sized double bedroom with fitted wardrobes, radiator and bay window to the front elevation with views towards the Chevin.

### Bedroom 2. 12'10" x 11'0" (3.91m x 3.35m)

Another spacious double bedroom with fitted wardrobe, ceiling cornice, radiator and window to the rear elevation overlooking the rear garden.

### Bedroom 3. 8'3" x 6'11" (2.51m x 2.11m)

A single bedroom which would make an ideal office for those working from home with radiator and window to the front elevation.

### Bathroom

With a white suite comprising a panelled bath with shower attachment, pedestal wash basin and separate tiled shower stall. Part tiled walls, radiator and window to the rear elevation.

### Separate WC

With a low suite W.C and window to the side elevation.



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### Outside

The property stands on a superb corner plot with terrific potential to extend to create further accommodation subject to the necessary planning permissions and building regulations. Surrounded by lawned gardens to three sides with wildlife pond, mature plum and apple trees, the property provides an ideal space for a growing family to enjoy. The boiler house is situated to the rear of the property and a driveway allows for off road parking for numerous vehicles with a detached garage situated at the top having an up and over door as well as having an additional parking area for a motor home or caravan.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway

### 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 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.

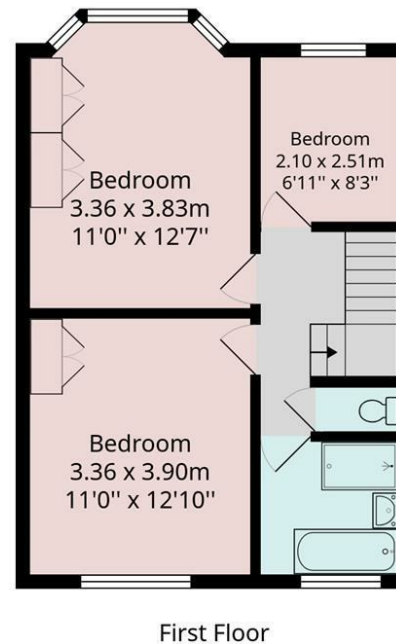
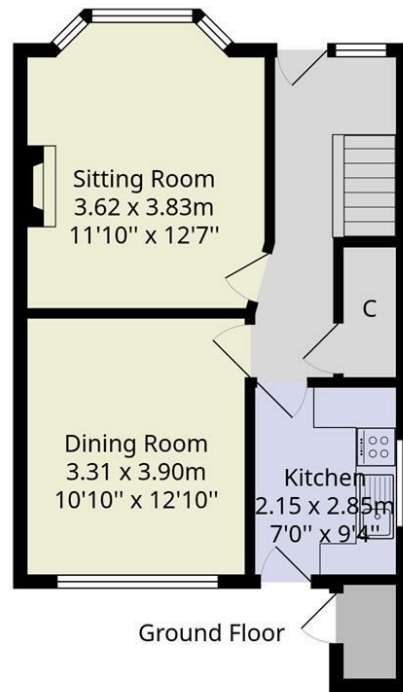
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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: 92.1 m<sup>2</sup> ... 991 ft<sup>2</sup>

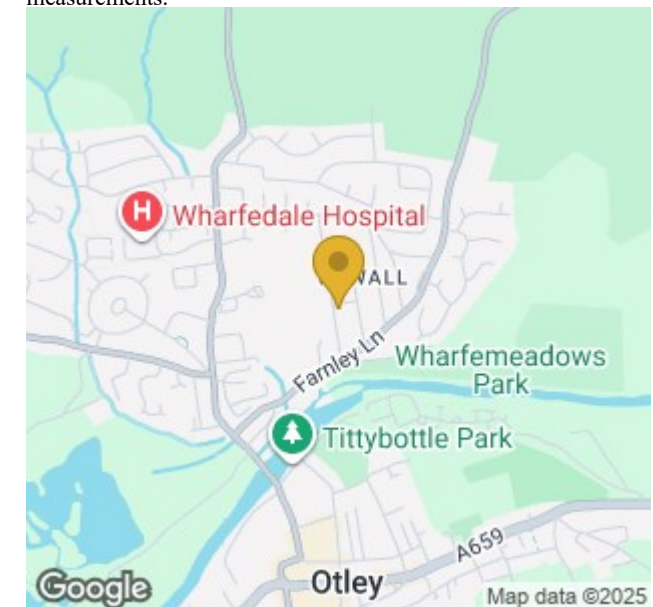
All measurements are approximate and for display purposes only.

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>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</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.



Call us on 01943 889010  
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