



28 MILL WAY, OTLEY LS21 1FE

Asking price £695,000

FEATURES

- Substantial Five Bedroomed Detached House Extended To Over 1800 Sq Ft
- Two Reception Rooms Allowing Relaxation Space For All The Family
- Private Fully Enclosed Garden To The Rear, Private Driveway & A Double Garage
- Tenure Freehold / Council Tax Band F
- Impressive Dining Kitchen, Perfect For Entertaining Family & Friends
- House Bathroom, En-Suite To Bedroom 1, Shower Room To The Top Floor & A Downstairs WC
- Within Easy Walking Distance Of The Town Centre & Prince Henry's Grammar School
- Excellent Energy Efficiency Rating Of B



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5 Bedroom Detached House Conveniently Located In Otley

Located within the charming area of Garnetts Wharfe, this stunning detached house on Mill Way, built in 2016, offers a perfect blend of modern living and family comfort. Spanning over 1800 square feet, this beautifully presented home boasts two spacious reception rooms, ideal for both relaxation and entertaining. With five well-proportioned bedrooms, including a lovely principal suite complete with a dressing room and en-suite bathroom, this property is designed to accommodate the needs of a growing family.

The heart of the home is undoubtedly the fabulous dining kitchen, which features French doors that open onto a fully enclosed rear garden, creating a seamless connection between indoor and outdoor living. A useful utility room adds to the practicality of this delightful space. The property also benefits from three well-appointed bathrooms, ensuring convenience for all family members.

For those with vehicles, the property offers private driveway parking, along with a double garage, which in recent years the owners have altered to create a gym / yoga room to the rear whilst retaining the front for bikes, garden furniture storage etc, providing both security and additional storage options. The good-sized garden is perfect for children to play or for hosting summer gatherings, being predominately laid to lawn and importantly fully enclosed.

Location is key, and this home does not disappoint. It is situated close to beautiful countryside walks, allowing for leisurely strolls in nature. Additionally, the town centre is within easy walking distance, offering a variety of shops and amenities. Families will appreciate the proximity to outstanding schools, including the highly regarded Prince Henry's Grammar School, making this property an ideal choice for those seeking a vibrant community.

In summary, this exceptional family home on Mill Way is a rare find, combining modern features with a prime location, making it a must-see for prospective buyers.

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:

Entrance Hallway

A lovely welcoming hallway having the staircase to the first floor with a useful storage cupboard below, a central heating radiator and access to each of the downstairs rooms.

Downstairs WC 4'11" x 3'2" (1.50m x 0.97m)

Two piece suite in white comprising a low level wc, a wash hand basin, half height panelled walls and a central heating radiator.

Sitting Room 21'6" x 11'8" (6.55m x 3.56m)

A light and airy reception room enjoying a dual aspect with a bay window to the front with plantation shutters fitted and French doors to the fully enclosed rear garden. Focal fireplace and two central heating radiators.

Family Room / Dining Room 10'2" x 10' (3.10m x 3.05m)

A great additional reception room having a bay window with plantation shutters fitted and a central heating radiator.

Dining Kitchen 16'7" x 13'3" (5.05m x 4.04m)

The perfect room to entertain family and friends, offering a comprehensive range of wall and base kitchen units having granite worksurfaces over and a sink unit inset. The kitchen includes a built in Fridge and Freezer, a wine fridge, dishwasher, an electric oven and a five ring gas hob. Central heating radiator, two Velux styled windows, to the pitched ceiling, French doors and a further window to the enclosed rear garden.

Utility Room 6'4" x 4'11" (1.93m x 1.50m)

An essential area in any family home providing the ideal area to come in to the house and kick off those muddy boots and wet coats. Plumbing and space for a washer and a condensing tumble dryer. Fitted kitchen units with a worksurface over and a sink unit inset. Central heating radiator and a door to the side elevation.

First Floor Landing

Light and airy having a window to the front elevation, a central heating radiator and a linen cupboard housing the central heating boiler.

Principle Bedroom 21'6" x 11'10" in total (6.55m x 3.61m in total)

A fabulous principle bedroom having a window with plantation shutters fitted, decorative panelling to one wall and a central heating radiator. Dressing room with fitted wardrobes to one wall offering extensive hanging and storage space, a further central heating radiator and a window to the rear with plantation shutters fitted.

En-Suite

Fitted three piece suite comprising a walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled walling, a central heated towel rail and a window to the side elevation.

Bedroom 2. 11'3" x 10' (3.43m x 3.05m)

With built in wardrobes providing excellent hanging and storage space, a central heating radiator and a window to the rear looking over the garden.

Bedroom 3. 10'1" x 10' (3.07m x 3.05m)

Built in wardrobes, a central heating radiator and a window with plantation shutters fitted.

House Bathroom

Smart modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level wc. Complemented by tiled walling, a central heated towel rail and a window to the rear.

Second Floor Landing

Twin Velux styled windows throw an abundance of natural light into this second floor landing.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Bedroom 4. 14'5" x 12'11" (4.39m x 3.94m)

Offering an extensive range of fitted storage with a wardrobe at either end, a Velux styled window and a central heating radiator.

Bedroom 5. 11'10" x 8'6" (3.61m x 2.59m)

Window with plantation shutters fitted to the front elevation and a central heating radiator.

Shower Room

Fitted with a modern three piece suite comprising a shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled walls, a central heated towel rail and a Velux styled window to the rear elevation.

Outside

To the front is a small garden area with boxed hedging and railings. Moving around to the rear is a much larger garden, predominately laid to lawn and enclosed by fencing. Stone paved patio and a selection of shrubs and bushes. The rear also offers the detached double garage having twin remote controlled doors, an EV charging point, light and power. The back of the garage the owners have made into a gym / yoga room with the front area being used as great storage space for bikes, garden furniture etc. In front of the garage is a double width driveway.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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

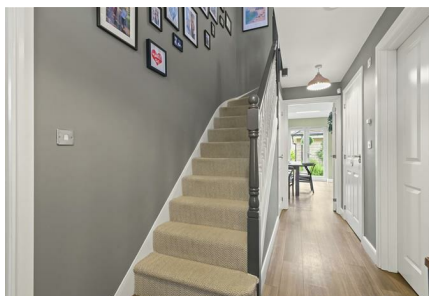
Surface Water - Very Low

Rivers & Sea - 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 City Council Tax Band F. 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

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

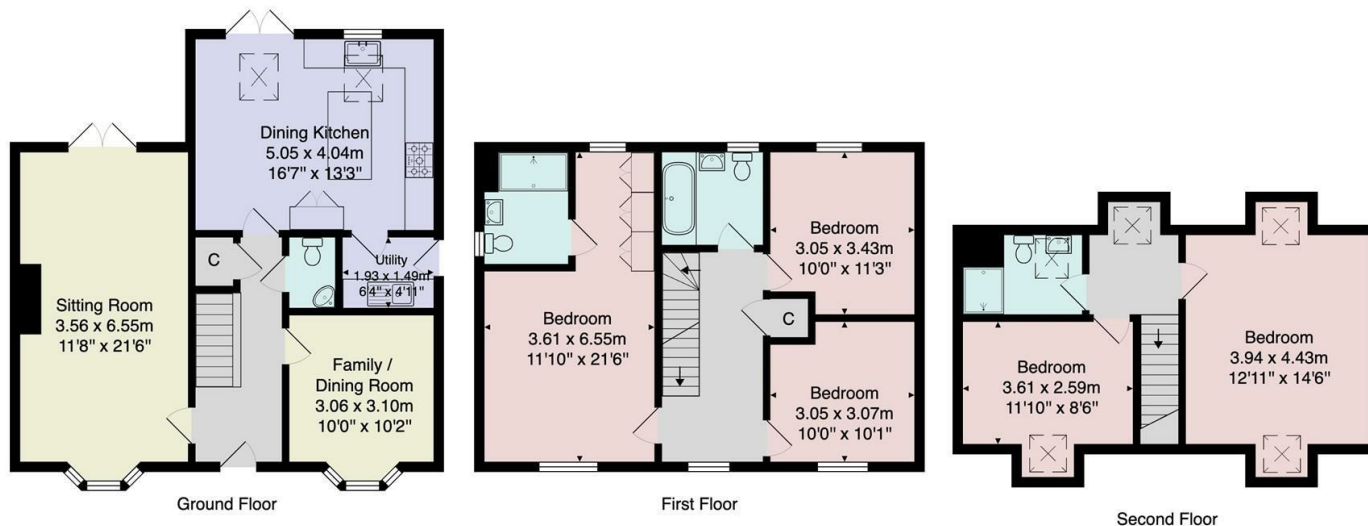
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



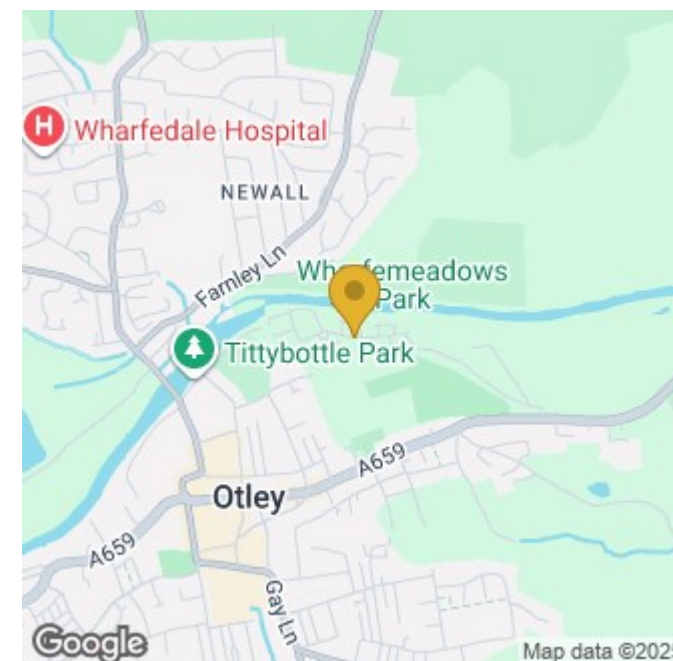
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Total Area: 171.7 m² ... 1848 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	90
(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.



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