



THORN CROFT BURRAS LANE, OTLEY LS21 3ET

Asking price £850,000

FEATURES

- A Stunning Five Bedroom Period Detached Home With Ample Parking And A Double Garage
- Two Impressive Proportioned Reception Rooms Both With Lovely Square Bay Windows
- Downstairs WC, First Floor Large House Bathroom, Top Floor En-Suite To The Bedroom
- Solar Panels Helping Provide An Excellent EPC Rating Of C
- Large Fully Enclosed Private Gardens With A Total Plot Of Approximately A Quarter Of An Acre
- Hand Built Breakfast Kitchen With Integrated Appliances And A Utility Room
- Superb Location Just A Few Minutes Walk From The Town Centre And Otley Chevin
- Tenure Freehold / Council Tax band F



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Highly Attractive 5 Bedroom Period Detached Home With A Large Garden

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 Hallway

A beautiful and elegant entrance hallway via an original outer door with a circular stained glass inset together with stained glass surround. Attractive moulded ceiling corning and picture rails to complement the decorations, built in storage cupboards, wooden parquet flooring and a central heating radiator.

Sitting Room 19'2" x 13'3" (5.84m x 4.04m)

A fabulous light and airy reception room having a feature inglenook fireplace with a wood burning stove inset to the chimney breast and with a granite hearth. Attractive square bay window to the front with an additional window to the side elevation, moulded ceiling corning and picture rails complementing the decorations and a central heating radiator.

Dining Room 17'6" x 12'6" (5.33m x 3.81m)

An impressive proportioned room once again having the feature of the square bay window to the front elevation with built in shutters, together with a further window to the side for good natural light. Moulded ceiling corning and picture rails complementing the decorations, a focal gas fire and a central heating radiator.

Breakfast Kitchen 12'8" x 10'1" (3.86m x 3.07m)

Hand built kitchen fitted with a good range of kitchen units having granite worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer and dishwasher, electric oven and microwave / oven, induction hob and a central heating radiator. Windows looking out to the rear and to the side. A large walk in pantry provides excellent additional storage by way of cupboards and shelving, and has a window to the rear

Utility Room 13'3" x 6'7" (4.04m x 2.01m)

The perfect area to come in and kick off those muddy boots and wet coats. The utility room has tiled flooring, a Belfast sink with a natural wood worktop surrounding, space and plumbing for a washer and a condensing tumble dryer. Central heating radiator and the central heating boiler, a creel clothes airer, window and a door to the rear.

Downstairs WC

Fitted with a low level wc, a wash hand basin, central heating radiator and a window to the rear.

First Floor Landing

Feature window to the front elevation with a stained glass top, a central heating radiator, moulded ceiling cornice and the staircase.

Bedroom 1. 14'7" x 13'4" (4.45m x 4.06m)

Windows to the front and side elevations, moulded ceiling cornice and picture rails to complement the decorations and a central heating radiator.

Bedroom 2. 14'6" x 13'7" (4.42m x 4.14m)

Windows to the front and side elevations, moulded ceiling cornice and picture rails to complement the decorations and a central heating radiator.

Bedroom 3. 13'7" x 10'4" (4.14m x 3.15m)

Built in cupboards, a central heating radiator and window to the rear with a lovely outlook over the rear garden and beyond.

Bedroom 4. 8'10" x 7'6" (2.69m x 2.29m)

Currently used as a home office, having a central heating radiator and two windows to the rear elevation looking out over the gardens and beyond.

Bathroom

An impressive proportioned house bathroom that also has a connecting door to the principle bedroom. Beautifully appointed and perfect for all the families needs the bathroom includes a spa bath, a level access shower, has twin sinks to a large vanity / storage unit including a central mirror and lighting, a wall hung wc and bidet. Complemented by fully tiled walls and flooring with underfloor heating, two chrome central heated towel rails, windows to the side and rear elevations.

Second Floor Landing

With access to the following rooms.

Bedroom 5. 16' x 9' (4.88m x 2.74m)

The perfect guest bedroom having its own en-suite, exposed beams, a large Velux styled window and a central heating radiator.

En-Suite

Fitted with a three piece suite comprising a step in shower with a glazed screen, a wash hand basin and wc to a vanity unit with a heated and lit mirror over. Complemented by fully tiled walls, an extractor fan and a central heated towel rail.

Loft Room 16'7" x 12'6" (5.05m x 3.81m)

With boarded flooring and a Velux styled window to the rear, this is an ideal storage area or potential occasional hobbies room.



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Outside

To the front is an attractive and welcoming garden having a central stone footpath with a shaped lawn with rose bushes to the borders, a grape vine surrounding the entrance, all privately enclosed by neat hedging. A neat block sets driveway with electric double gates to the side, leads on to the rear and to the garage providing ample parking for several vehicles. The detached garage measures an impressive 20'4" x 20' with light, power, sink and water supplied. The rear garden is of impressive proportions incorporating a patio area perfect for alfresco dining, a large lawned garden with a selection of trees to its borders, a large ornamental pond timber shed and greenhouse. This is a very special garden that fully complements a stunning family home in the most convenient of localities.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway And A Double Garage

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.

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>

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



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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

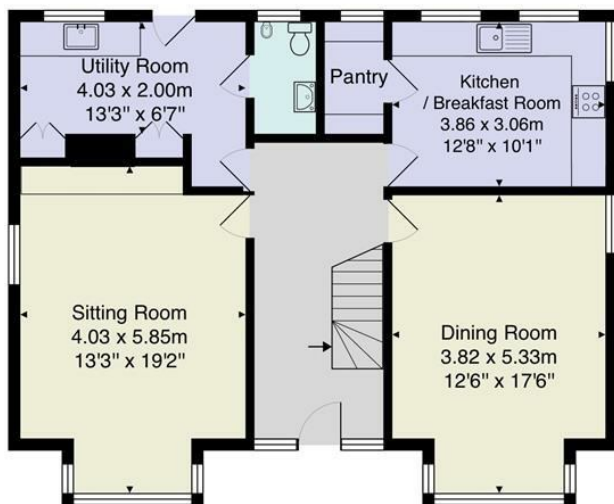
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

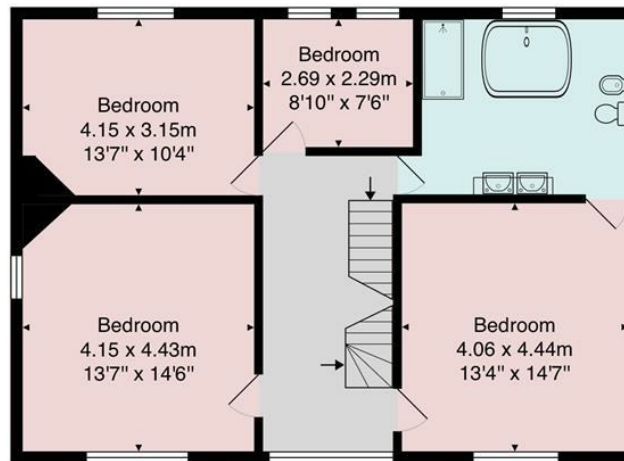
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



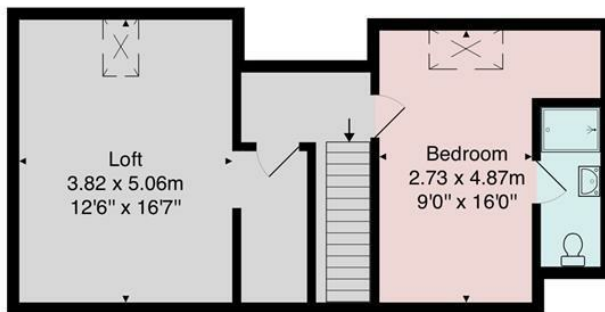
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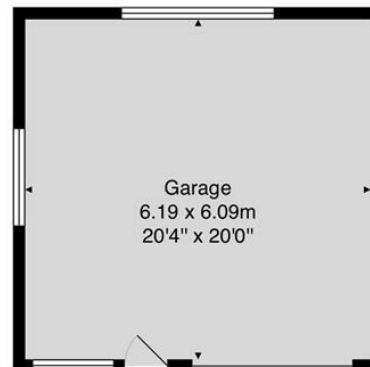
Ground Floor



First Floor



Second Floor



Garage

Total Area: 252.9 m² ... 2722 ft²

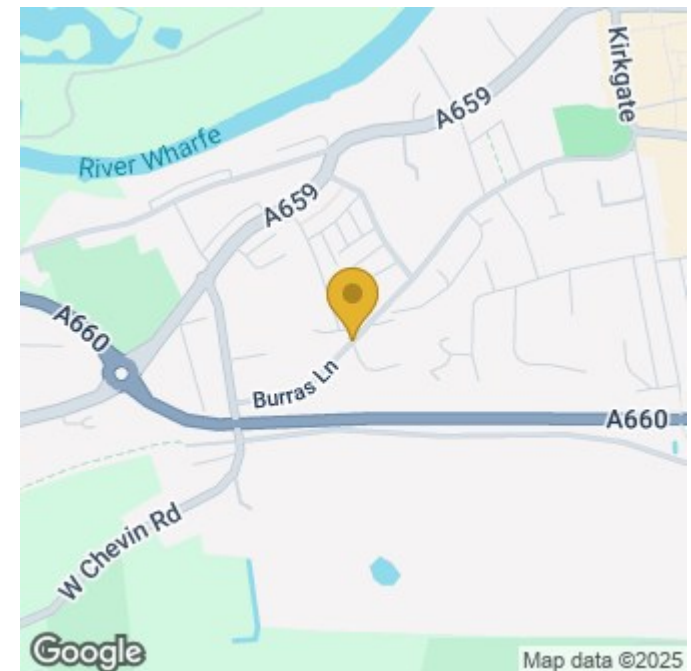
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No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
	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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