



51 THROSTLE NEST CLOSE, OTLEY LS21 2RR

Asking price £325,000

FEATURES

- A Stylish Modern Three Bedroom Detached Home In A Popular Location
- Light And Airy Sitting Room And A Valuable Conservatory Addition
- Within Easy Walking Distance Of Outstanding Schools Including Prince Henry's Grammar School
- Close To Beautiful Open Countryside
- Superb Open Plan Living & Dining Kitchen The Hub Of The Home
- Neat Fully Enclosed Gardens, Driveway with EV Charging Point & A Single Garage
- Quiet Cul-De-Sac Location
- EPC Rating C / Tenure Freehold / Council Tax D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautifully Presented Modern Three Bedroom Detached House

Internal Viewing Essential To Fully Appreciate This Stunning Home. Modern family home in a delightful cul-de-sac position enjoying a backwater location offering stunning countryside walks yet just a stones throw away from some of the best schools in the area and close to all of Otley's local amenities. The accommodation includes a stylish, smart modern living and dining kitchen of good proportions, an attractive sitting room and a valuable conservatory, which would also make for a perfect playroom. The first floor has a landing, three bedrooms and a smart bathroom fitted with a walk in shower. Externally there is parking to the driveway which includes an EV charging point and a detached brick garage. The garden to the rear is a lovely area for all the family to enjoy, with neat patio areas and artificial lawns all privately and safely enclosed. To arrange your viewing of this beautiful home, please contact Shankland Barraclough Estate Agents in 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 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

Outer door to the front elevation, the staircase to the first floor and a door to the sitting room.

Sitting Room 15'9" x 12'3" (4.80m x 3.73m)

A good sized reception room having a focal fireplace, attractive wooden flooring, a central heating radiator and a window to the front elevation. Double doors lead to the living and dining kitchen.

Superb Living & Dining Kitchen 17'5" x 15'6" (5.31m x 4.72m)

A beautifully presented kitchen fitted with bespoke 'high gloss' grey cabinetry and drawers providing excellent storage space. Complementary work-surfaces with inset stainless steel sink, side drainer and mixer tap. Island unit with electric oven and induction hob. Integrated dishwasher and plumbing for a washing machine. Window to the rear elevation and door to the side driveway. Large ceramic tiled flooring compliments this kitchen which also has a useful pantry cupboard for additional storage. Space for a free-standing American fridge/freezer. There is designated dining space where you can add a good sized table and chairs for either family dining or entertaining, exposed brickwork to one wall and neutral décor to the remainder. Central heating radiator and patio doors into the conservatory.

Conservatory / Playroom 10' x 8' (3.05m x 2.44m)

A very useful addition which would make for either a lovely garden room or an ideal playroom for those with younger children. Large ceramic tiled flooring, a central heating radiator, windows and French doors to the attractive rear garden.

First Floor Landing

Window to the side elevation, the access hatch to the loft and a built in storage cupboard.

Bedroom 1. 14'9" x 8'11" (4.50m x 2.72m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 11'6" x 8'11" (3.51m x 2.72m)

Central heating radiator and a window to the rear elevation.

Bedroom 3 9'7" x 6'1" (2.92m x 1.85m)

Central heating radiator and a window to the front elevation.

Bathroom 9'7" x 6'1" (2.92m x 1.85m)

An attractive modern bathroom fitted with a contemporary suite comprising a walk in shower with glazed screens, a vanity unit with inset sink and mixer tap, storage cupboard below and a W.C. Chrome heated towel rail. Window to the rear elevation. Inset ceiling spotlights. Modern complementary tiling.



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Gardens, Parking & Garage

To the front is a neat garden laid with gravel for easier maintenance and flagged pathway to the front door. A driveway to the side provides private off street parking and has an EV charging point. This in turn leads to a detached single garage (17'8" x 8'4") with an up and over door to the front and window to its side. The garden to the rear offers a lovely area for all the family to enjoy and has been fully landscaped with attractive flagged pathway and patio areas together with neat artificial lawns allowing full use all year around. The rear garden is privately enclosed by fencing.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 47 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 North Yorkshire Council

North Yorkshire Council Tax Band D. For further details on Harrogate Council Tax Charges please visit www.northyorks.gov.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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Total Area: 107.1 m² ... 1152 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
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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