



16C OATLANDS DRIVE, OTLEY LS21 2AY

Asking price £550,000

FEATURES

- Individual Detached Home With Secure Gated Driveway Parking And A Detached Garage
- Four Good Sized Bedrooms With The Principle Bedroom Also Having An En-Suite Bathroom
- Two Reception Rooms Providing Excellent Space For Entertaining And Family Life
- Dining Kitchen And A Valuable Utility Room
- House Bathroom, En-Suite Bathroom And A Downstairs WC
- Excellent Family Home Ideally Located For Prince Henry's Grammar School
- Excellent Energy Performance Certificate With A 'C' Rating
- The Property Is Freehold And Is Council Tax Band E




**SHANKLAND
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4 Bedroom House - Detached located in Otley

Nestled in a very desirable area just off Oatlands Drive, Otley, this splendid detached house offers an ideal family home with a perfect blend of comfort and convenience. Built in 2003, the property boasts a generous 1,505 square feet of living space, providing ample room for family life.

The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. With four well-proportioned bedrooms, there is plenty of space for family members or guests to enjoy their own privacy. The property also includes two bathrooms, ensuring that morning routines run smoothly for everyone.

One of the standout features of this home is the secure gated driveway, which not only provides privacy but also offers ample parking for several vehicles, complemented by a detached garage. This thoughtful design and the enclosed lawned garden enhances the overall appeal of the property, making it a safe haven for families.

The location is particularly advantageous, with outstanding local schools nearby, including the highly regarded Prince Henry's Grammar School just a stones throw away. This makes it an excellent choice for families seeking quality education for their children.

Additionally, the property boasts an impressive Energy Performance Certificate (EPC) rating of C, highlighting its energy efficiency and contributing to a comfortable living environment.

This individual detached home is truly worthy of a viewing to fully appreciate its private setting and the excellent accommodation it offers. Whether you are looking for a family home or a peaceful retreat, this property is sure to meet your needs and exceed your expectations.

To arrange your viewing, 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 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

Via a half glazed entrance door to the front, this welcoming hallway includes stripped and polished floorboards, a central heating radiator and a useful storage cupboard under the staircase.

Downstairs WC

Fitted with a two piece suite in white comprising a low level wc and a wash hand basin. Central heating radiator and an extractor fan.

Sitting Room 19'6" x 12' (5.94m x 3.66m)

Light and airy having a window to the front elevation and French doors opening out to the enclosed rear garden, this lovely proportioned reception room also offers a focal fireplace with a gas fire inset, a central heating radiator, stripped and polished floorboards.

Dining Room or Playroom 12' x 10'3" (3.66m x 3.12m)

This flexible living space will no doubt evolve as the family grows, offering great space to be a formal dining room, a playroom or a further teenagers living room when they come back with their friends. Stripped and polished floorboards, a central heating radiator, stripped and polished floorboards.

Dining Kitchen 15'9" x 9'9" (4.80m x 2.97m)

Offering a good number of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen comes complete with an integrated dishwasher, together with space for an American style fridge-freezer and space for a range style cooker. Windows looking over the rear garden, a central heating radiator, stripped and polished floorboards.

Utility Room

The perfect area to kick off those muddy boots and wet coats, the utility room has a door to the side elevation, provides space for a washer and a condensing tumble dryer, has fitted kitchen units and houses the central heating boiler.

First Floor Landing

Having an access hatch to the loft.

Bedroom 1. 13'9" x 12' (4.19m x 3.66m)

Window to the rear looking over the garden and a central heating radiator.

En-Suite Bathroom

Fitted with a four piece suite in white, the en-suite includes a panelled bath, a shower cubicle, wash hand basin and a low level wc. Central heating radiator and a window.

Bedroom 2. 15'9" x 9'9" (4.80m x 2.97m)

Windows to the side and rear elevations and a central heating radiator.

Bedroom 3. 10'6" x 10' (3.20m x 3.05m)

Window to the side elevation and a central heating radiator.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Bedroom 4. 10' x 8'6" (3.05m x 2.59m)

Window to the side elevation and a central heating radiator.

House Bathroom

Fitted with a four piece suite in white, the en-suite includes a panelled bath, a shower cubicle, wash hand basin and a low level wc. Central heating radiator and a window.

Gardens, Gated Driveway & Garage

The property enjoys a fully enclosed garden and securely gated driveway, providing the perfect environment for all the family and pets to enjoy. The property is approached by a private lane off of Oatlands drive leading to three properties. This property has privacy gates that open into an excellent driveway parking area providing secure parking for several vehicles and leads on to the detached single garage. A garden to the side and rear is laid to lawn and fully enclosed by fencing.

Council Tax Leeds

Leeds City Council Tax Band E. 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>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Gated Driveway and A Single Garage

Flood Risk Summary

Please Ask The Agent

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>

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.



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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

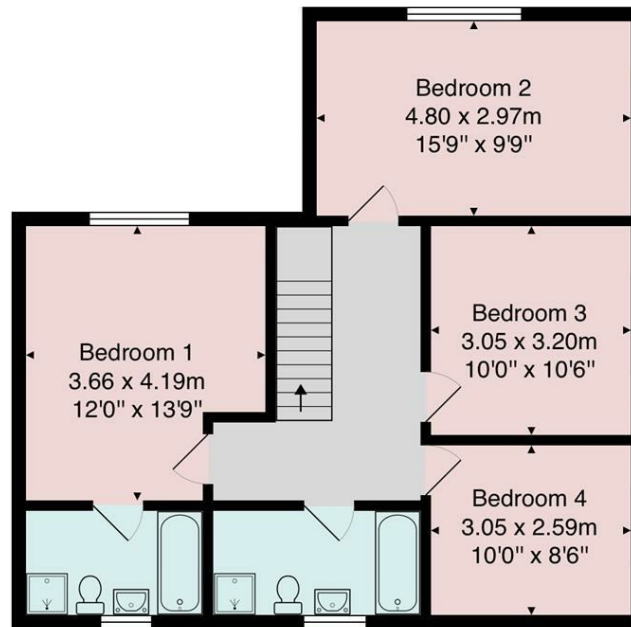
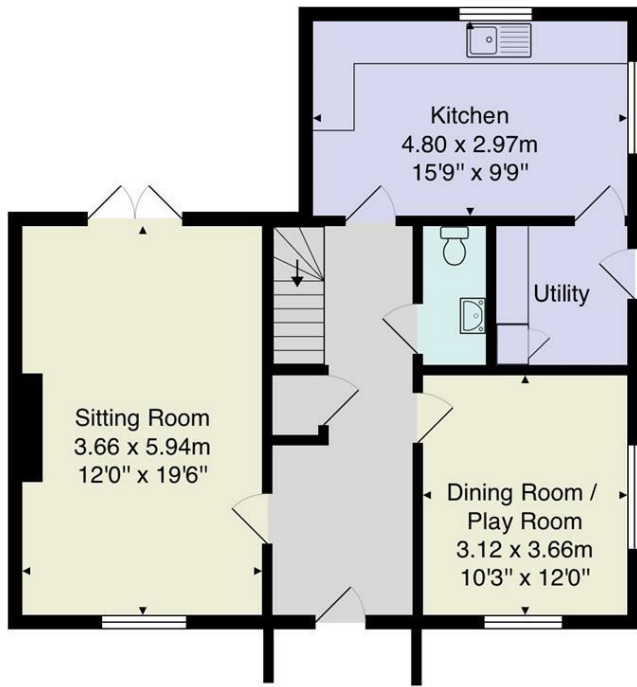
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Ground Floor Total Area: 139.8 m² ... 1505 ft² First Floor

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(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.



T: Call us on 01943 889010
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