



# 3 MARRINER CLOSE OTLEY LS21 2FL

Asking price **£520,000**

## FEATURES

- Extended Detached Family Home
- Three/Four Reception Rooms
- Excellent Location Close to Schools
- EPC Rating C / Council Tax Band E / Tenure Freehold
- Four/Five Bedrooms
- Smart Finish Throughout
- Off Street Parking and Enclosed Garden
- An Ideal Family Home Ready to Move Into



# An Extended and Versatile Four Bedroom Detached Family Home

Welcome to this spacious and modern detached house located on the desirable Marriner Close in Otley. This impressive property boasts an expansive 1,560 square feet of living space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own space.

The house features two inviting reception rooms, perfect for entertaining guests or relaxing with family. Additionally, an extended area provides a versatile gym space, catering to those who value fitness and well-being. The two bathrooms ensure convenience for busy mornings and family life.

Situated in a popular location, this home is conveniently close to local schools, making it an excellent choice for families with children. The property also offers parking for two vehicles, adding to the practicality of this wonderful home.

With its modern design and spacious layout, this detached house is a rare find in Otley. It presents a fantastic opportunity for those seeking a comfortable and stylish living environment. Do not miss the chance to make this delightful property your new home.

## 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 Porch

With oak flooring, an ideal place for kicking off muddy boots and providing extra storage.

#### Hallway

Again having smart oak flooring throughout, stairs to the first floor, and cloaks wc with low suite wc & basin.

#### Kitchen 15'4" x 9'3" (4.67m x 2.82m)

A smart and well-equipped kitchen with high gloss units and laminate wood work surfaces incorporating

a breakfast bar and integrated dishwasher. In addition there is space for an American style fridge freezer, provision for a range cooker, plumbing for a washing machine, and space for a wine cooler or other under counter appliance. One and a half bowl stainless steel sink with pull-out tap. Tiled flooring, window to the front, and useful understairs store/utility.

#### Dining/Living Room 12'7" x 12' (3.84m x 3.66m)

A lovely bright space with bi-folding doors to the rear garden and two full height windows to the side, along with Velux rooflights. Tiled flooring throughout.

#### Playroom/Games Room 15'4" x 9'5" (4.67m x 2.87m)

An excellent additional reception space, having a dual aspect with window to the front and French doors to the rear garden. Oak flooring.

#### Gym/Office 10'10" x 7'10" (3.30m x 2.39m)

Having a window to the front, an ideal space for a home office or gym, tucked away from the main living space.

### First Floor

With a spacious central landing.

#### Bedroom/Sitting Room 15'4" x 9'5" (4.67m x 2.87m)

A good sized double bedroom with windows to both front and rear, originally designed as an extra reception room and still a very versatile space suitable for either use.

#### Bedroom 9'3" x 8' (2.82m x 2.44m)

With a window to the front.

#### Bedroom 9'3" x 6'9" (2.82m x 2.06m)

With window to the rear.

### Bathroom

With part tiled walls and tiled flooring, fitted with a panelled bath with shower attachment, low suite wc and pedestal wash basin. Window to the front.

### Second Floor

Landing with store cupboard, and loft access.

#### Bedroom 15'7" x 9'5" (4.75m x 2.87m)

With window to the front elevation and two Velux rooflights to the rear of the room making it a lovely bright relaxing space.

#### Bedroom 15'7" x 9'3" (4.75m x 2.82m)

Another good sized double bedroom with window to the front and Veluxes towards the rear, and built in cupboard.



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### En Suite

A smart shower room with Velux window, low suite wc, pedestal wash basin and shower. Tiled flooring and part tiled walls.

### Outside

To the front of the property is a neat tarmacked driveway providing off-street parking, with a further gravelled area to provide additional parking if required.

To the rear of the property is an enclosed landscaped garden with stone flagged patio, raised gravelled area and further raised lawn. Store room to the rear of the house.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Street - Driveway

### 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>

### Council Tax Leeds

Leeds City Council Tax Band E. 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.

### Flood Risk Summary

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](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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### **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**

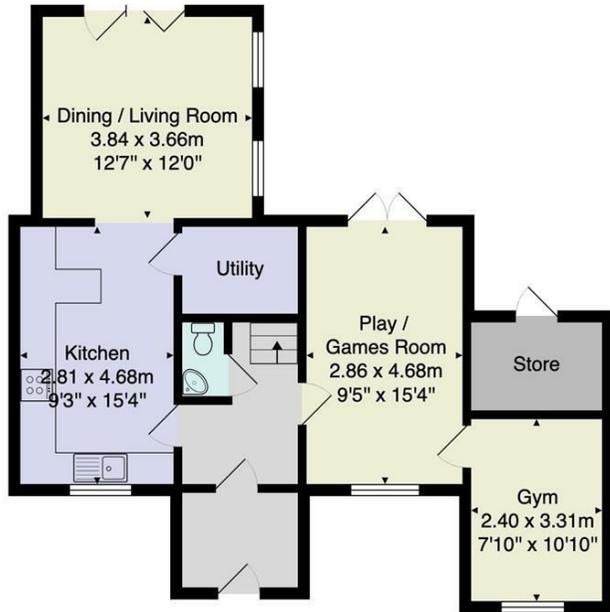
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



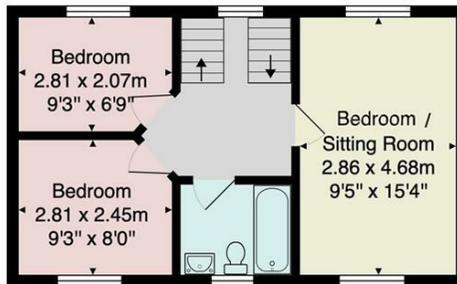
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Ground Floor



Second Floor



First Floor

Total Area: 145.0 m<sup>2</sup> ... 1560 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>		<b>86</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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