



2 MILL WALK, OTLEY LS21 1FN

Asking price £685,000

FEATURES

- Stunning 5 Bedroom Double Fronted Detached House
- Beautiful Open Outlook With Otley Chevin To The Backdrop
- Downstairs WC, First Floor House Bathroom & En-Suite To Bedroom 1, Second Floor Shower Room
- Detached Double Garage With Parking In Front And An EV Charging Point
- Private Enclosed Gardens Enjoying A Southerly Aspect
- Fantastic Living And Dining Kitchen With A Utility Room Off
- Lovely Small Private Cul-De-Sac Location With Just Three Properties
- Excellent EPC Rating B / Tenure Freehold / Council Tax Band F



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Beautiful 5 Bedroom Detached House With Lovely Views

Nestled in the tranquil cul-de-sac of Mill Walk, Otley, this stunning detached house offers a perfect blend of modern living and serene surroundings. Built in 2015, the property boasts a generous 1,852 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. There is a large well appointed dining kitchen that adjoins the beautiful rear garden and has a valuable utility room off. The house features five well-proportioned bedrooms, providing ample space for family and guests alike. With three bathrooms, including en-suite facilities, convenience and comfort are at the forefront of this home.

The property is complemented by a southerly facing garden, which is both private and fully enclosed, making it a perfect retreat for outdoor activities or simply enjoying the sunshine. The lovely open outlook to the rear showcases the picturesque Otley Chevin, providing a stunning backdrop that enhances the overall appeal of the home. Fantastic riverside and countryside walks are nearby, and the local schools including Prince Henry's Grammar School and the vibrant town centre are all within easy walking distance.

For those with vehicles, the property offers parking for up to four vehicles, with a double garage and parking in front and an EV charging point, ensuring that space is never an issue. This home is not only a sanctuary but also a practical choice for modern living.

With its contemporary design, ample living space, and beautiful surroundings, this property on Mill Walk is a rare find. It presents an excellent opportunity for anyone seeking a peaceful yet convenient lifestyle in the heart of Otley.

To arrange your viewing of this fine 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 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 outer door, this welcoming hallway includes a central heating radiator, has a useful cupboard for coats and shoes and the staircase to the first floor.

Downstairs WC

Fitted with a smart modern two piece suite in white including a wash hand basin and a low level w.c. Central heating radiator and an extractor fan.

Sitting Room 20'11" x 11'11" (6.38m x 3.63m)

A lovely proportioned reception room having a bay window with privacy plantation shutters fitted, a further window looking over the garden and two central heating radiators.

Living & Dining Kitchen 20'11" x 15'6" maximum (6.38m x 4.72m maximum)

The hub of this fine home, this spacious, light and airy kitchen offers the perfect blend of living and dining space together with a good range of kitchen units with built in appliances allowing a great entertaining and family living space. The large glazed bay window has built in blinds and has windows and French doors that open out to the enclosed garden. The kitchen includes a built in double oven, a six ring gas hob with an extractor hood over, integrated fridge-freezer and a dishwasher. Two central heating radiators.

Utility Room

Fitted wall and base units having worksurfaces over and a sink unit inset. Plumbing for a washing machine, a central heating radiator, deep understairs storage cupboard and a half glazed external door.

First Floor Landing

Light and airy having windows to the front and rear, a central heating radiator and cupboard housing the hot water cylinder.

Bedroom 1. 12'6" x 11'8" (3.81m x 3.56m)

With built in wardrobes, a central heating radiator and three windows affording lovely views.

En-Suite

Smartly appointed three piece suite in white including a walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled flooring and walls, an extractor fan, window and a central heating radiator.

Bedroom 2. 12'1" x 12'4" (3.68m x 3.76m)

Built in wardrobes, a central heating radiator and a window affording lovely views.

Bedroom 3. 12'4" x 8'10" (3.76m x 2.69m)

Central heating radiator and a window to the side elevation.

House Bathroom

Smart modern three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by fully tiled walls, an extractor fan and a central heating radiator.

Second Floor Landing

A spacious landing with a central heating radiator and a Velux window.

Bedroom 4. 16'1" x 12'5" (4.90m x 3.78m)

Light and airy once again, having a Velux window to the rear and a dormer window with great views to the front elevation. Two central heating radiators.

Bedroom 5. 11'8" x 9'11" (3.56m x 3.02m)

Central heating radiator and a dormer window offering stunning views.

Shower Room WC

A three piece modern suite comprising a walk in shower with a glazed screen, a low level wc and a wash hand basin. Complemented by tiled walls, a central heating radiator, extractor fan and a Velux window.



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Gardens

A lovely feature of this property are the delightful private gardens, fully landscaped and enclosed providing a fantastic area for all the family to enjoy. Wrapping around the house, the gardens enjoy a southerly aspect and predominately laid to lawn with stocked shrubbed borders, stone paved patio areas and a lovely timber summerhouse.

Parking & Double Garage

The property benefits from having a detached double garage and an EV charging port. Parking in front of the garages provides extra parking.

Tenure and Services

Tenure: Freehold

All Property at Garnetts Wharfe contribute to the open green space with the charges for 2026 being £

All Mains Services Connected

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>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Medium

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.

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

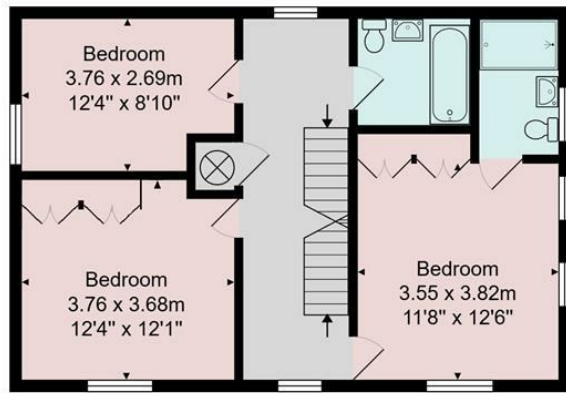
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

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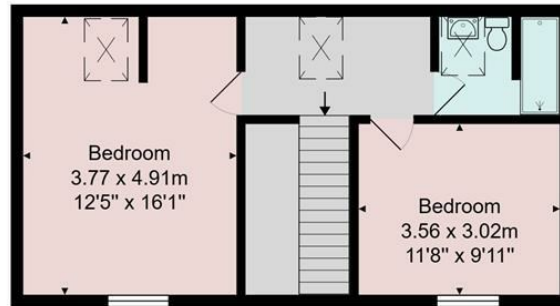
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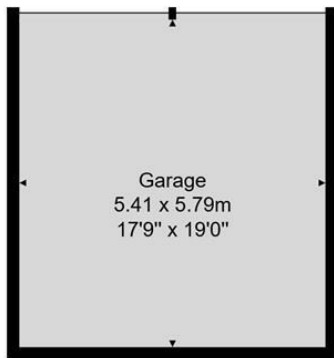
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First Floor



Second Floor



Garage



Ground Floor

Total Area: 203.7 m² ... 2192 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. 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		
(81-91) B	81	87
(69-80) C		
(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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