



40 WRENBECK DRIVE, OTLEY LS21 2BR

Asking price £485,000

FEATURES

- Extended Four Bedroomed Detached House
- Lovely Southerly Facing Garden To The Rear And Chevin Views To The Backdrop
- Neat Block Paved Driveways Providing Good Off Street Parking And Two Garages
- Fantastic Open Plan Sitting Room Through To An Extended Dining Room
- Kitchen With A Breakfast Room, Utility Room And A Conservatory
- Shower Room & WC Downstairs, Bathroom & WC Upstairs
- Ideally Located For The Whartons Primary School & Prince Henry's Grammar School
- EPC Rating D / Tenure Freehold / Council Tax Band D



4 Bedroom House - Detached located in Otley

Located within the very popular residential neighbourhood of Wrenbeck Drive, Otley, this delightful detached house offers a perfect blend of comfort and convenience, making it an ideal home for a growing family. Built in 1966, this property boasts an impressive 1,237 square feet of extended accommodation, providing ample space for modern living.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. With four generously sized bedrooms, there is plenty of room for everyone to have their own space. The well-appointed bathroom and shower room ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the lovely south-facing garden, which is privately enclosed and offers stunning views of the picturesque Otley Chevin. This outdoor space is perfect for children to play, family gatherings, or simply enjoying a quiet moment in the sun. Additionally, the property includes two garages and parking for several vehicles, providing convenience for families with multiple cars.

Location is key, and this home is ideally situated close to The Whartons Primary School, making it a great choice for families with young children. Furthermore, the highly regarded Prince Henry's Grammar School is also within easy reach, ensuring excellent educational opportunities for older children.

In summary, this charming detached house on Wrenbeck Drive is a wonderful opportunity for those seeking a spacious family home in a desirable location. With its ample living space, beautiful garden, and proximity to local schools, it is sure to attract interest from discerning buyers.

To arrange your viewing of this fine family 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 Porch

Glazed doors and windows to the front elevation, the porch is the ideal area to kick off those muddy boots and wet coats.

Hallway

Lovely oak flooring, a central heating radiator and the staircase to the first floor.

Sitting Room 12'10" x 10'10" (3.91m x 3.30m)

Modern wall mounted electric fire, a central heating radiator and a window to the front elevation. Open plan to.....

Dining Room / Living Area 18'6" x 10'8" (5.64m x 3.25m)

This extended area offers a flexible usable space, has a central heating radiator and a window looking out over the rear garden. Patio doors to the conservatory.

Conservatory 10' x 9'3" (3.05m x 2.82m)

Windows and doors to the enclosed rear garden.

Kitchen 10'8" x 8'2" (3.25m x 2.49m)

Fitted with a good number of wall and base units having granite worksurfaces over and a sink inset with a waste disposal unit. The kitchen also provides provision for an electric cooker, has a built in microwave, space and plumbing for a dishwasher. Window to the southerly facing rear garden and an archway to the breakfast room.

Breakfast Room 9'9" x 7'7" (2.97m x 2.31m)

Central heating radiator and a window to the side elevation.

Utility Room 7'11" x 7'1" (2.41m x 2.16m)

Fitted with a range of wall and base units having worksurfaces over, space and plumbing for a washing machine. Central heating radiator, window and door to the southerly facing rear garden.

Shower Room & WC

Complemented by fully tiled walls and fitted with a three piece suite that includes a step in shower with a glazed screen, a wash hand basin and a low level wc. Window to the rear and central heated towel rail.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'10" x 10'9" (3.91m x 3.28m)

Including wardrobes to one wall, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'9" x 10'8" (3.28m x 3.25m)

Central heating radiator and a window to the rear elevation offering lovely views of Otley Chevin to the backdrop.

Bedroom 3. 17'3" x 7'6" (5.26m x 2.29m)

Having built in cupboards and its own sink, this spacious bedroom also has a central heating radiator, windows to the side and rear elevations, with lovely views to the rear.



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Bedroom 4. 14' x 9'11" maximum (4.27m x 3.02m maximum)

And 'L' shaped room, making it larger than most fourth bedrooms, having a central heating radiator, built in cupboard over the bulkhead and a window to the front elevation.

House Bathroom

Complemented by fully tiled walls and fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Central heated towel rail and a window to the rear elevation.

Gardens, Parking & Garage

As well as the extended accommodation being perfect for families, the outside also matches the family needs. To the front is a small shrubbed garden with a central tree, neat block paved driveways providing good off street parking and leading to the two garages. The first garage is 16'10" x 7'7" and the second one 14'2" x 9'6" both with power supplied. Moving around to the rear is a very pleasant fully enclosed garden that enjoys a southerly aspect. The gardens include neat flagged patio areas , a lawn with stocked borders, timber shed and a summerhouse.

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

Council Tax

Leeds City Council Tax Band D. 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>



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Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

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>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

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

Total Area: 155.9 m² ... 1678 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		79
(55-68) D	56	
(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

E: info@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

