



14 THROSTLE NEST CLOSE, OTLEY LS21 2RR

Asking price £425,000

FEATURES

- Semi Rural Location With Countryside Views To The Front
- Substantially Extended Four Bedroom Two Bathroom Detached House
- Extensive Fitted Wardrobes In Two Of The Bedrooms
- Three Reception Rooms Together With A Dining Kitchen
- Neat Gardens To The Front And Rear, Gated Driveway And Integral Garage
- Perfect Family Home Within Easy Walking Distance Of The Excellent Local Schools
- EPC Rating D / Tenure Freehold / Council Tax D
- Viewing Recommend To Appreciate The Accommodation Size & The Views



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Extended 4 Bedroom Detached House With Great Views

Enjoying a lovely semi rural setting on the edge of Otley with beautiful countryside views to the front, this extended four bedroomed detached house is the perfect home for a young growing family not only in accommodation size but the lovely location and convenience to excellent local schools including Prince Henry's Grammar School, Askwith Primary School and potentially the Harrogate Schools being that it is under North Yorkshire Council. The property incorporates four bedrooms, has two bathrooms, there are three reception rooms and a dining kitchen. Externally there are neat gardens to the front and rear, together with a gated driveway that leads to an integral garage, which could potentially be incorporated in to additional living accommodation, subject to gaining the required approvals. Complemented by gas fired central heating and sealed unit double glazing, we strongly recommend an appointment to view, which can easily be arranged by contacting 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:

Hall

uPVC outer door and the staircase to the first floor.

Sitting Room 16'1" x 10'9" (4.90m x 3.28m)

A lovely proportioned room having a focal fireplace with a gas fire inset, a central heating radiator and a bow window to the front enjoying a very pleasant countryside outlook.

Dining Room 14'2" x 7' (4.32m x 2.13m)

Adjoining the kitchen, which subject to approvals, could potentially make for a very impressive proportioned living and dining kitchen. Central heating radiator, door to the integral garage and a window looking in to the rear porch.

Snug / Study / Playroom 11'9" x 8'4" (3.58m x 2.54m)

A flexible living space, perfect as a playroom for younger children, a study for those in higher education or working from home, or alternatively a second snug tv room as it is used currently. Central heating radiator and a bow window to the front with a very pleasant countryside outlook.

Dining Kitchen 18'7" x 7'1" (5.66m x 2.16m)

Offering a comprehensive range of oak fronted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs over. Built in electric oven and hob with an extractor hood over, integrated fridge, a central heating radiator and a window to the rear garden.

Porch

Glazed porch provides the ideal area to kick off those muddy boots and wet coats. Windows and door to the garden.

First Floor Landing

With access to the following rooms:

Bedroom 1. 14'4" x 8'11" (4.37m x 2.72m)

Comprehensive range of fitted furniture including wardrobes, bedside cabinets and a dressing table. Central heating radiator and a window to the front with beautiful countryside views.

Bedroom 2. 11'8" x 8'11" (3.56m x 2.72m)

Built in wardrobes to one wall, a central heating radiator and a window to the rear.

Bedroom 3. 13'3" x 8'5" (4.04m x 2.57m)

Central heating radiator and a window to the front with stunning countryside views.

Bedroom 4. 11'1" x 8'5" (3.38m x 2.57m)

A good sized fourth bedroom having a central heating radiator and a window to the rear elevation.

Bathroom

Fitted with a 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, a useful storage cupboard, central heating radiator and a window to the front.



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Shower Room

Fitted three piece suite that includes a corner step in shower cubicle, a wash hand basin and a low level wc. Complemented by tiled walls, a central heating radiator and a window to the rear.

Outside

The property stands within neat gardens to the front and rear incorporating lawns and patio areas, together with a gated driveway providing private off road parking and leading to the integral garage (18'2" x 8'6") with an up and over door to the front, window to the side, the central heating boiler and a connecting door to the house.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 46 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 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.

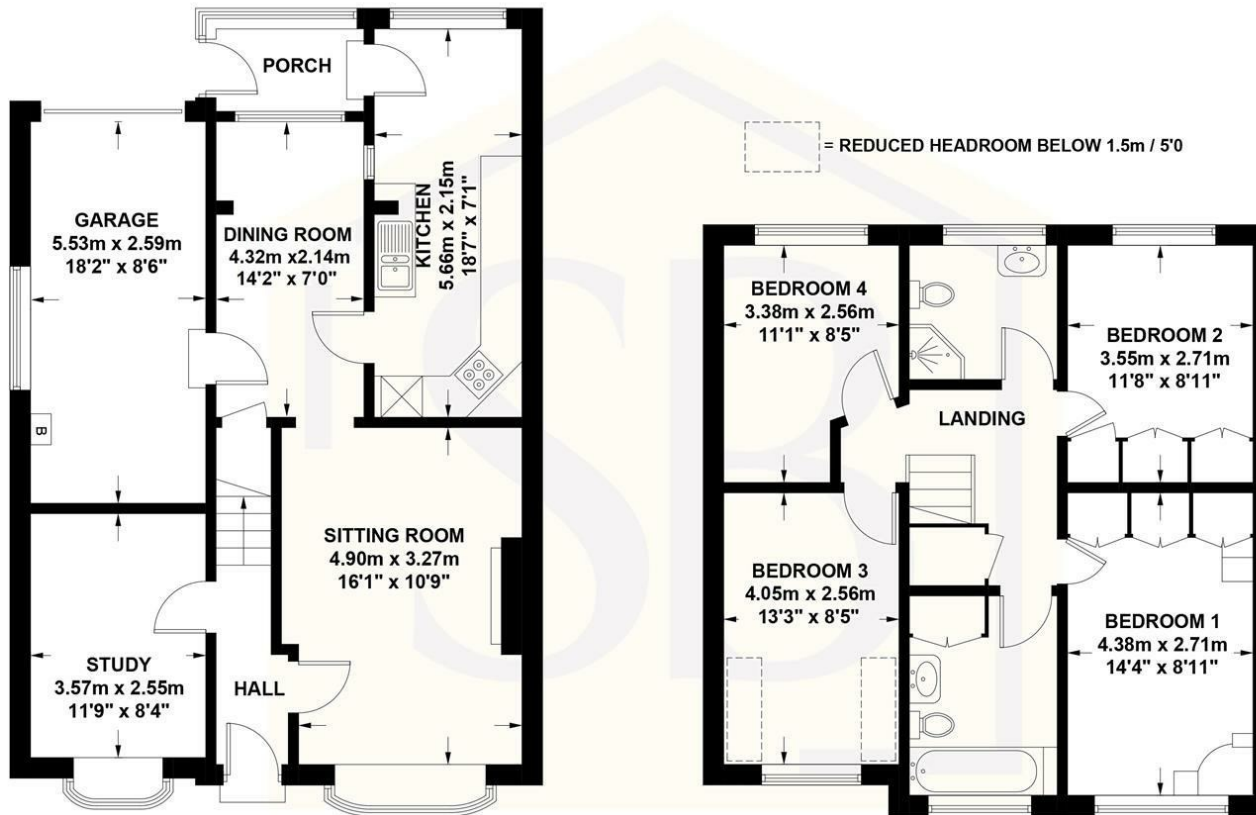
Please Note

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.



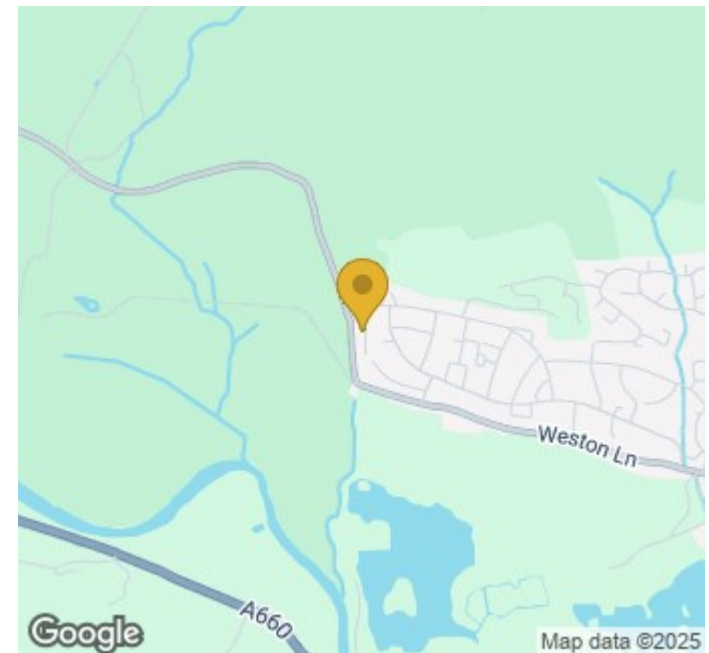
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	65	
(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@shanklandbarracrough.co.uk
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