



1 FORREST TERRACE, OTLEY LS21 3JY

Asking price £435,000

FEATURES

- Luxuriously Appointed 4 Bedroomed End Terraced
- Beautiful Hand Built Kitchen With A Central Island
- Light And Airy Living Room With A Wood Burning Stove
- Valuable Utility / Boot Room And A Downstairs WC
- Stylish Modern En-Suite & House Bathroom Both With Walk In Showers
- Oak Staircase, Brushed Steel Sockets And Light Switches, Plantation Shutters
- Neat Gardens, Electric Gated Parking & Garage
- EPC Rating C / Tenure Freehold / Council Tax C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Luxuriously Appointed 4 Bedroom End Terraced House

SIMPLY STUNNING. If you are looking for a very well appointed home, with stylish high end fixtures and fittings throughout, then look no further as this stunning four bedroom home is for you. Ideally located just a few minutes walk out of the town centre and close to good road networks for those travelling further afield, as well as being just a stones throw from the highly regarded Westgate Primary School and walking distance of Prince Henry's Grammar School. The house commences with an entrance with a large utility / boot room and modern downstairs wc off. The living space includes a stunning hand built kitchen with a central island which seamlessly flows through to the living room which has a focal wood burning stove to the chimney breast. There are four bedrooms to the first floor with the principle bedroom offering a stylish modern appointed en-suite with underfloor heating, with the other bedrooms serviced by the equally striking and modern four piece house bathroom, once again with underfloor heating. Externally there are neat enclosed gardens, off road parking and an integral garage. Viewings are strictly by prior appointment, 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:

Entrance

Via a smart composite outer door to the front.

Utility / Boot Room

The perfect area to kick off those muddy boots and wet coats. Offering a modern range of wall and base units having worksurfaces over and a sink unit inset, together with plumbing and space for a washing machine and a condensing tumble dryer. Complemented by large tiles to the floor, the central heating boiler and windows with plantation shutters to the front elevation.

Downstairs WC

Fitted with a modern two piece suite in white including a low level wc and a wash hand basin. Complemented by large tiles to the floor and wall.

Kitchen 14'2" x 13'8" (4.32m x 4.17m)

A stunning hand built kitchen offering an excellent selection of fitted kitchen units including a matching central island with marble worksurfaces and upstands over, with a Belfast sink unit inset together with an integrated dishwasher. Stainless steel range cooker, large tiled flooring and windows with plantation shutters to the front elevation. The kitchen is open through to the living room creating a very sociable area to enjoy with friends and family.

Living Room 13'8" x 11'7" (4.17m x 3.53m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, large tiled flooring, a traditional styled barrel radiator and windows to the rear with plantation shutters fitted.

Rear Hall

With a composite outer door to the rear and a beautiful oak staircase with a central running carpet and oak handrail.

First Floor Landing

Oak newel post and hand rail with a glazed balustrade inset.

Bedroom 1. 18'3" x 9'1" (5.56m x 2.77m)

A lovely proportioned principle bedroom having a window to the side elevation together with a Velux styled window for additional natural light and two central heating radiators.

En-Suite Bedroom 1.

Stylish modern ensuite beautifully appointed with large tiled flooring and walls, a large walk in shower with a glazed screen, a wall hung wash hand basin to a vanity unit and a low level wc. Complemented by underfloor heating and a Velux styled window.

Bedroom 2. 14'1" x 7'10" (4.29m x 2.39m)

Built in double wardrobe, a central heating radiator and windows to the front elevation.

Bedroom 3. 14'2" x 7'10" (4.32m x 2.39m)

Built in double wardrobe, a central heating radiator and windows to the rear elevation.

Bedroom 4. 10'4" x 7'2" (3.15m x 2.18m)

Built in double wardrobe, a central heating radiator and a Velux styled window to the rear.



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House Bathroom

Luxuriously appointed house bathroom fitted with a smart modern four piece suite in white comprising a bath, a walk in shower with a glazed screen, wall hung wash hand basin with a vanity cupboard below and a low level wc. Complemented by tiled flooring and walls together with underfloor heating and a Velux styled window.

Outside

The property stands within neat fully enclosed gardens providing an ideal area to sit and enjoy a glass of wine, beer or soft drink. Electronic gates to the side lead in to the rear and to the garage store (14'4" x 9'7").

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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 City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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.

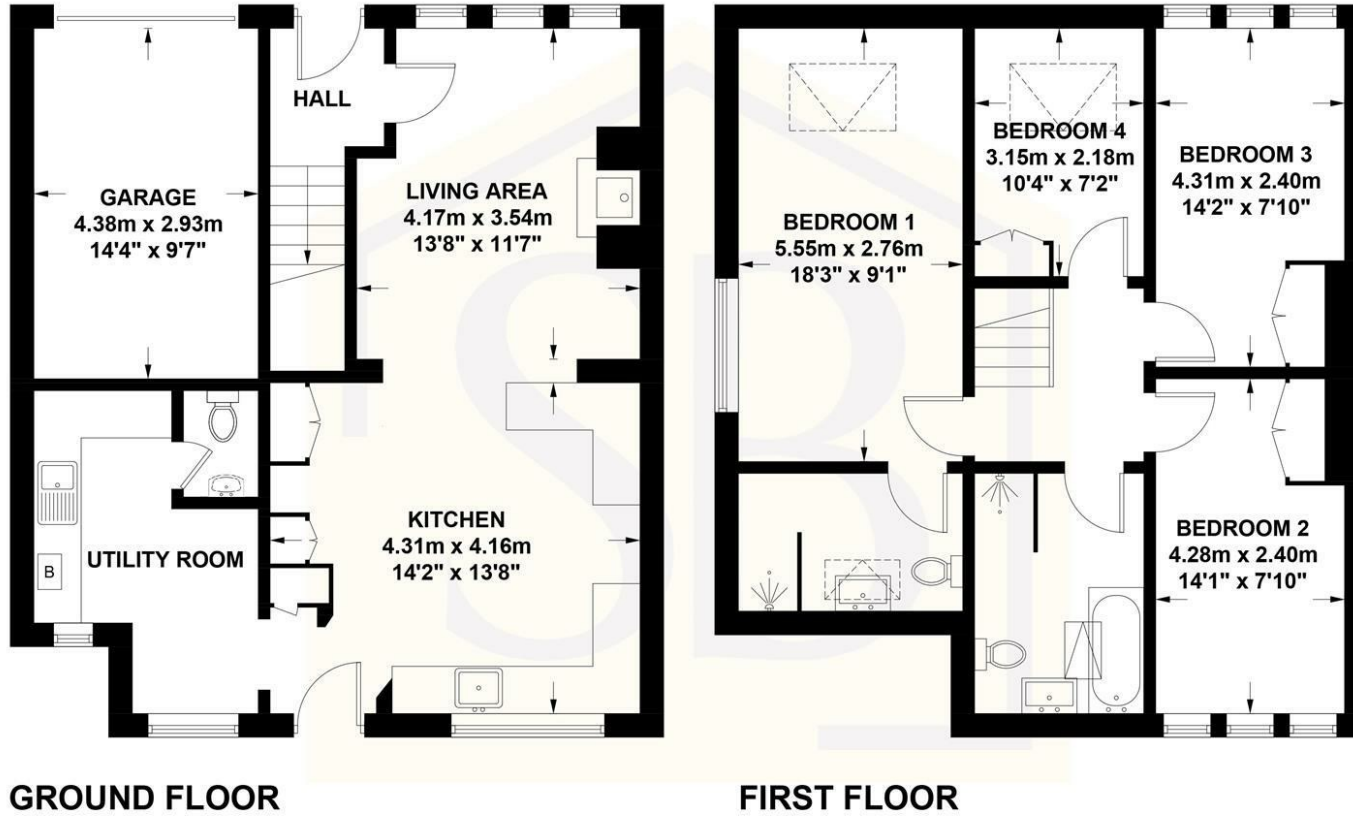
Please Note

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.



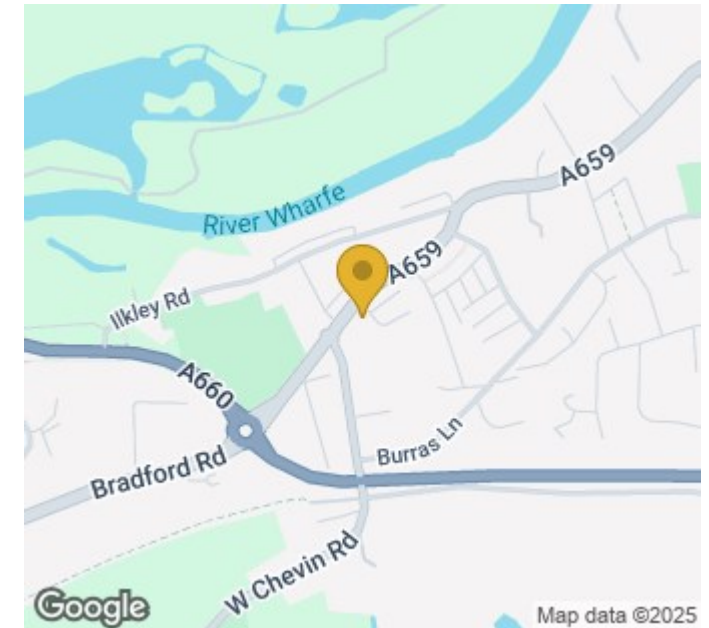
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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.



T: Call us on 01943 889010
E: info@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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