



21 CROFT HOUSE DRIVE, OTLEY LS21 2ER

Asking price £475,000

FEATURES

- Deceptively Spacious And Thoughtfully Extended Four Bedroomed Detached House
- Two Spacious Reception Rooms, One With A Warming Wood Burning Stove
- Smartly Appointed Kitchen With A Range Cooker And A Large Utility Room Off
- Valuable Downstairs Cloaks WC
- Modern Fitted Four Piece House Bathroom
- New Roof In 2018
- Extensive Parking, Single Garage And A Larger Than Average Garden
- EPC Rating D / Council Tax Band E / Tenure Freehold



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Deceptively Spacious 4 Bedroom Detached House

Nestled in the charming area of Croft House Drive, Otley, this delightful detached house offers a perfect blend of comfort and practicality for family living. Built in the 1970's, the property spans an impressive 1,549 square feet and boasts a generous garden, providing ample outdoor space for children to play and for entertaining guests.

Upon entering, you are welcomed by two inviting reception rooms. The snug, with its cosy wood-burning stove, creates a warm and inviting atmosphere, ideal for relaxing evenings with family. The smartly fitted kitchen is both functional and stylish, complemented by a large utility room that adds to the convenience of daily life.

The property features four well-proportioned bedrooms, ensuring plenty of space for family members or guests. The modern four-piece house bathroom is a standout feature, complete with a shower cubicle and a bath, catering to all your bathing needs.

Parking is a breeze with space for several vehicles, along with the added benefit of an attached garage. This practical aspect is particularly appealing for families with multiple cars or those who enjoy outdoor pursuits.

Location is key, and this home is ideally situated for access to excellent local schools, including the highly regarded Prince Henry's Grammar School, making it a perfect choice for families seeking quality education for their children.

In summary, this fine family home offers a wonderful opportunity to enjoy comfortable living in a desirable location, with ample space both inside and out. Don't miss the chance to make this charming property your own.

To arrange your viewing, 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

Via a composite outer door to the front elevation with a window to its side. Staircase to the first floor.

Downstairs WC

Fitted with a smart two piece suite that includes a low level wc and a wash hand basin. Central heating radiator and a window to the side elevation.

Hallway

Window and door to the driveway and a central heating radiator.

Sitting & Dining Room 28'1" x 10'11" (8.56m x 3.33m)

A light and airy through room having Bi-folding doors that open to the enclosed rear garden and a large bow window to the front elevation. The room also includes a gas fire set in a surround, and has two central heating radiators.

Snug 17'11" x 11' (5.46m x 3.35m)

With an attractive pitched ceiling, focal and warming wood burning stove, a central heating radiator and windows to the front and rear elevations.

Kitchen 19'4" x 7'3" (5.89m x 2.21m)

Offering a comprehensive range of fitted wall and base units having granite worksurfaces over and a sink unit inset. Rangemaster range with an extractor hood over, and an integrated dishwasher, central heated towel rail and two windows looking over the enclosed rear garden.

Utility Room 16'3" x 7'3" (4.95m x 2.21m)

A valuable additional area that includes fitted kitchen units with a worksurface over and a sink unit inset. Space and plumbing for a washer, window to the front elevation together with a window and door to the rear garden.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 13'6" x 9'5" (4.11m x 2.87m)

Benefitting from built in wardrobes to one wall, a central heating radiator and a window to the front elevation.

Bedroom 2. 12'2" x 9'5" (3.71m x 2.87m)

Central heating radiator and a window to the rear elevation.

Bedroom 3. 16'9" x 7'3" (5.11m x 2.21m)

Tall central heating radiator and three windows.

Bedroom 4. 9'11" x 5'7" (3.02m x 1.70m)

Central heating radiator and a window to the front elevation.



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House Bathroom

Fitted with a smart four piece suite that includes a panelled bath, a corner shower with glazed screens, a wash hand basin and w.c to a vanity unit. Central heated towel rail and a window to the side elevation.

Gardens, Parking & Garage

Standing in a good sized plot, the property to the front benefits from having excellent parking for several vehicles and this in turn leads on to the attached garage. Moving around to the rear is a surprisingly spacious garden, predominately laid to lawn with a lovely selection of pleached trees, shrubs and bushes adding to its privacy, a selection of fruit trees, block paved patio areas and a couple of very useful garden sheds. The rear garden is completely enclosed making it a lovely safe environment for all the family to enjoy.

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

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.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Single Garage



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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>

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>

Offer Acceptance & AML Regulations

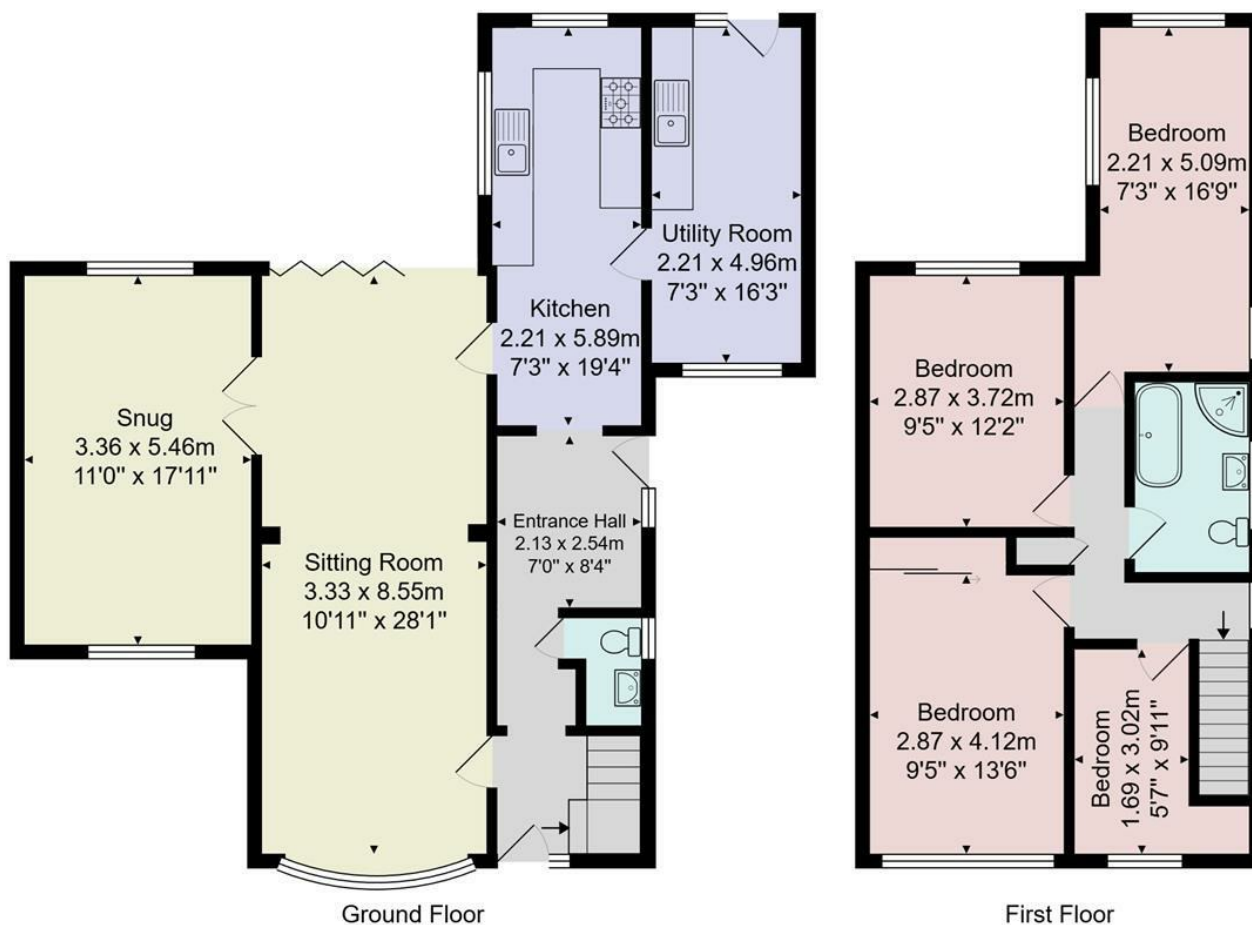
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 143.9 m² ... 1549 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		
(55-68) D	66	75
(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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