



# THROSTLE NEST CLOSE, OTLEY LS21 2RR

**Asking price £312,500**

## FEATURES

- Smart Modern Appointed Three Bedroom Detached House
- Attractive Modern Fitted Kitchen With Built In Appliances And A Range Cooker
- Stylish Fully Tiled Three Piece House Bathroom With A Shower Over The Bath
- Three Bedrooms, Two Benefitting From Having Fitted Wardrobes
- Driveway Parking, Single Garage, Private Enclosed Garden To The Rear
- Popular Location Close To Beautiful Open Countryside
- Within Easy Walking Distance Of The Local Schools Including Prince Henry's Grammar School
- EPC Rating D / Tenure Freehold / Council Tax D



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Attractive 3 Bedroom Detached House In A Lovely Location

A smartly presented three bedroomed detached house benefitting from driveway parking, a detached garage and a private fully enclosed garden. Located within a very popular neighbourhood located on the fringe of Otley close to beautiful open countryside, yet very well placed for the towns highly regarded schools including Prince Henry's Grammar school. This comfortable house is complemented by gas fired central heating and sealed unit double glazing, and commences with an entrance hall, a lovely light and airy through sitting room and dining area with French doors to the garden. Finally to the ground floor is the smartly presented kitchen with integrated appliances and a range cooker included. The first floor has a landing, the smart modern three piece house bathroom, complemented by fully tiled walls and three bedrooms, two of which benefit from having built in wardrobes. To arrange your appointment to view this smart 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 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 Hall

Via a uPVC outer door to the front elevation, the hallway includes a built in coats cupboard, a central heating radiator and the staircase to the first floor.

## Sitting Room 15'7" x 12'2" (4.75m x 3.71m)

Having a large bow window to the front elevation flooding good natural light into this attractive reception room. Focal fireplace and a central heating radiator. Open plan to the dining area.

## Dining Area 10'10" x 7'9" (3.30m x 2.36m)

Open from the sitting room having French doors that open to the rear garden and a central heating radiator.

## Kitchen 14'7" x 7'1" (4.45m x 2.16m)

Very well appointed offering an excellent number of fitted wall and base kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated washing machine and slimline dishwasher, together with the attractive range style cooker which has a stainless steel back panel and extractor hood over. A useful pantry style cupboard provides additional storage space, window to the rear garden, door to the side driveway and a central heating radiator.

## First Floor Landing

Cupboard that houses the central heating boiler, an access hatch to the loft and a window to the side elevation.

## Bedroom 1. 12'2" plus wardrobes x 8'7" (3.71m plus wardrobes x 2.62m)

Attractive fitted wardrobes fitted to one wall and provide excellent hanging and storage space. Central heating radiator and a window to the front elevation.

## Bedroom 2. 9'7" plus wardrobes x 8'7" (2.92m plus wardrobes x 2.62m)

Once again benefitting from fitted wardrobes to one wall, a central heating radiator and a window to the rear elevation.

## Bedroom 3. 9'7" x 6'4" (2.92m x 1.93m)

Central heating radiator and a window to the front elevation.

## Bathroom

Complemented by smart modern fully tiled walls, the bathroom is fitted with a three piece suite in white including a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Modern chrome radiator and a window to the rear elevation.

## Outside

The property stands within neat gardens to the front and very private rear, which is also of good proportions. A driveway leads past the side and onto a detached single garage.



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### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 42 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

North Yorkshire Council Tax Band D. For further details on North Yorkshire Council Tax Charges please visit [www.northyorks.gov.uk](http://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](mailto: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.

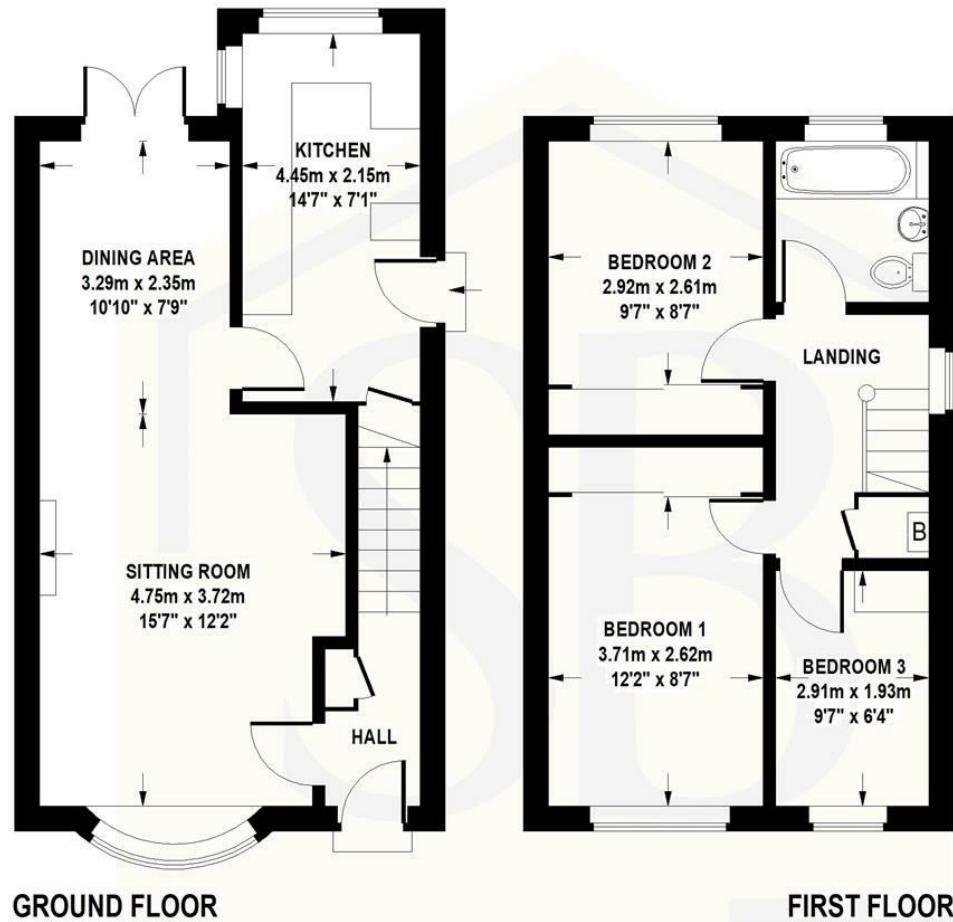
### **Please Note**

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.



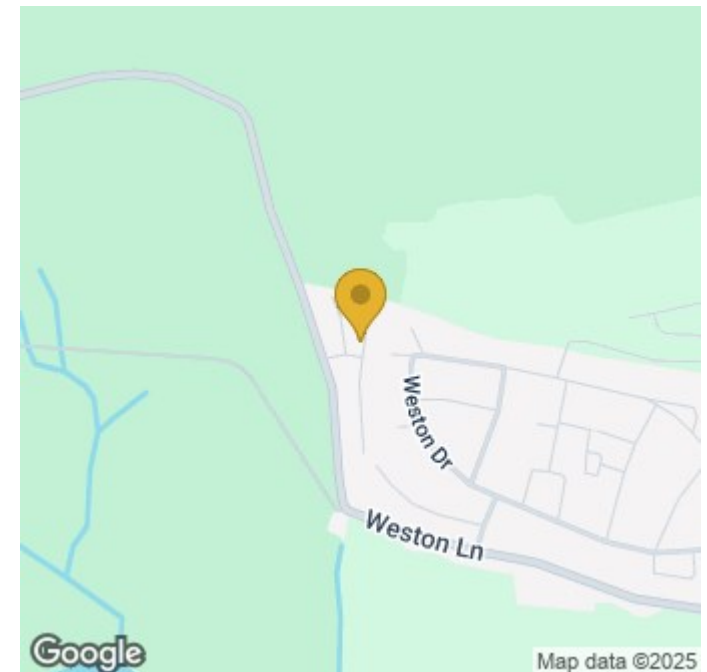
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:info@shanklandbarracrough.co.uk)  
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