



9 OATLANDS DRIVE, OTLEY LS21 2AY

Asking price £325,000

FEATURES

- Mature Three Bedroomed Semi Detached House Located Within A Sought After Area
- Beautifully Modernised Throughout Creating A Home That Is Truly Ready To Move Straight Into
- Sitting Room With A Bay Window And A Focal Stove To The Chimney Breast
- Striking Modern Kitchen With Integrated Appliances Included
- Valuable Downstairs WC And A Modern Three Piece Bathroom With A Walk In Shower
- Dining Conservatory Looking Out Over The Fully Enclosed Rear Garden
- Neat Gardens, A valuable Garden Room / Home Office And Private Off Road Parking
- EPC Rating C / Tenure Freehold / Council Tax Band C



An immaculate 3 Bedroom Semi Detached House Truly Worthy Of An Internal Viewing

Very well placed in the popular neighbourhood of Oatlands Drive in Otley, this delightful 1930's semi-detached house, offers a perfect blend of character and modern living. Spanning an impressive 963 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The sitting room features a lovely bay window that floods the space with natural light, complemented by a stove inset to the chimney breast, creating a warm and welcoming atmosphere.

The smartly appointed kitchen is equipped with integrated appliances, making it a joy for any home cook and adjoins the dining conservatory which looks out over the rear gardens. Additionally, the property benefits from a valuable downstairs WC, enhancing convenience for family and guests alike. The main bathroom is tastefully designed, featuring a large walk-in shower that adds a touch of luxury to your daily routine.

This home is further enhanced by fully enclosed gardens that enjoy a westerly aspect to the rear, perfect for soaking up the afternoon sun. A garden room or home office provides a versatile space that can be tailored to your needs, whether for work or leisure. The private driveway parking accommodates one vehicle, ensuring ease of access.

With its blend of period charm and modern amenities, this property is an excellent opportunity for families or professionals seeking a comfortable and stylish home in a desirable location. Don't miss the chance to make this lovely house your own.

To arrange your viewing of this fine 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

Windows and double doors to the porch area, an ideal place to kick off those muddy boots and wet coats.

Hallway

A lovely welcoming hallway with a traditional styled barrel radiator, panelling to the walls and the staircase to the first floor with a useful understairs storage cupboard below.

Sitting Room 14'8" x 11'5" (4.47m x 3.48m)

A most fabulous reception room having a focal wood burning stove inset to the chimney breast, a lovely bay window, traditional styled barrel radiator and moulded ceiling cornicing complementing the decorations.

Kitchen 14'6" max x 10'9" (4.42m max x 3.28m)

A stylish modern appointed kitchen offering an excellent number of fitted kitchen units with worksurfaces over, a Belfast sink inset with a fabulous Quooker instant hot tap fitted. The kitchen includes a four ring gas hob, an electric double oven and a microwave all built in. Space for a fridge freezer and a dishwasher. Tall modern central heating radiator and a window.

Dining Conservatory 11'8" x 9'8" (3.56m x 2.95m)

Adjoining the beautifully appointed kitchen, this is a lovely area in which to entertain with family and friends. Windows and double doors to the enclosed rear garden, together with a wall mounted electric radiator for background heat in the colder months.

Downstairs WC

Fitted with a smart modern two piece suite in white including a low level wc and a wash hand basin. Space and plumbing for a washing machine, tiled flooring and a window to the side elevation.

First Floor Landing

Window to the side elevation, an access hatch to the boarded loft with a fitted ladder providing excellent easy access storage space.

Bedroom 1. 12'4" x 10'6" (3.76m x 3.20m)

With a good amount of storage and clothes hanging space to the fitted wardrobes, a traditional styled 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.

Bedroom 3. 7'10" x 6'6" (2.39m x 1.98m)

Window to the front elevation and the central heating boiler.

Bathroom

A stylish modern three piece suite that includes a large walk in shower with a glazed screen and striking tiling. The wash hand basin is inset to a modern vanity unit and finally there is a the low level wc. Centrally heated towel rail and a a window to the rear.

Outside

The property benefits from having fully enclosed gardens to all sides. The front is paved for easier maintenance, whilst the delightful garden to the side and the rear is a lovely area in which to relax and soak up those fine summer days and early evenings as it enjoys a westerly aspect. The rear garden includes raised beds, a pear tree, two patio areas and an artificial lawn for all year round use. Located at



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the end of the garden is the fabulous Garden Room / Home Office (11' x 7'1") the perfect area for those who need a work from home space, a small fitness room or simply that place where you go to hide and relax in peace and quiet. This room is fully insulated, has double doors to the garden, light, power and water supplied. Beyond the garden is a private driveway providing the house with parking.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway

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.

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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Low

Rivers & Sea - Medium

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>

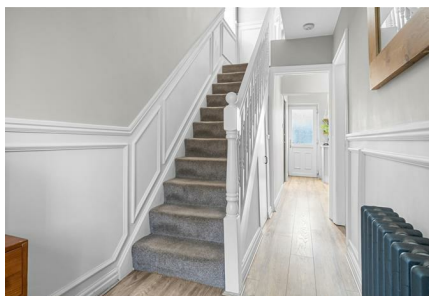
Viewing Arrangements

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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Approximate Gross Internal Area = 89.5 sq m / 963 sq ft
 Garden Room = 7.2 sq m / 77 sq ft
 Total = 96.7 sq m / 1040 sq ft

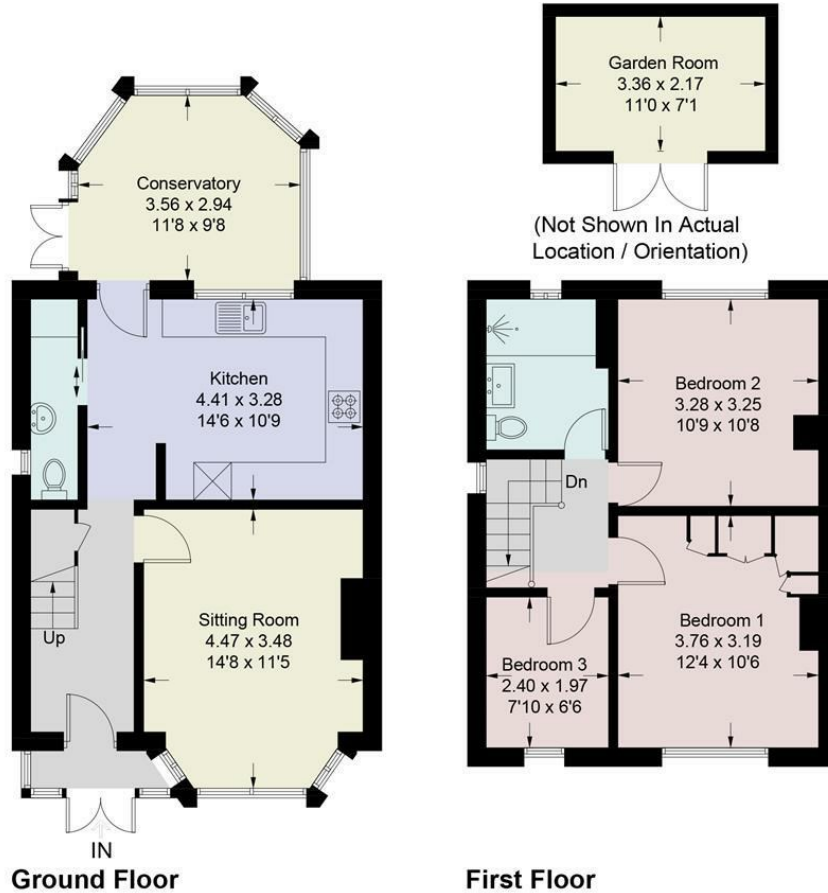


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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
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