

TO LET



Mellor Close, Otley, LS21 2FB

  
**MARTIN&CO**





Date available: 9th June 2025

Rent: £1,750pcm

Deposit: £2015

Unfurnished

Council Tax band: F

- Located close to the heart of Otley
- Large open-plan kitchen/living area with vaulted ceilings
- Unique converted former boiler house
- Modern kitchen with integrated appliances
- Enclosed garden with lawn and patio
- Two private parking spaces
- Bi-fold doors leading to private garden
- Versatile mezzanine – perfect as a snug or study



Situated on the peaceful and historic Mellor Close in Otley, this truly unique property offers a rare opportunity to rent a beautifully converted former boiler house on the previous site of Wharfedale Hospital.

Located in the sought-after market town of Otley, residents enjoy a vibrant community, an array of independent shops, cafes, and traditional pubs, as well as scenic countryside on the doorstep including Otley Chevin. With excellent transport links to Leeds, Harrogate, and Ilkley, this is a rare chance to enjoy unique, high-quality living in one of West Yorkshire's most desirable locations.

Available at £1,750 per calendar month, the property is offered on an initial twelve-month tenancy and delivers an exceptional blend of character, style, and contemporary living.

Internally, the property boasts a striking open-plan living kitchen with impressive, vaulted ceilings, creating a bright and spacious environment perfect for both relaxing and entertaining. Sleek and modern in design, the kitchen features integrated appliances and clean lines, while bi-fold doors open directly onto the enclosed rear garden, seamlessly connecting indoor and outdoor living.

The main bedroom is located on the ground floor and benefits from a stylish en-suite shower room, offering convenience and privacy.

Also on this level is a second generously sized double bedroom and a luxurious house bathroom, both finished to a high standard. A handy storage cupboard can be found in the hallway.

Upstairs, there is a third double bedroom with its own en-suite shower room, as well as a versatile mezzanine level - ideal for use as a study, snug, or creative space.

Externally, the property benefits from two private parking spaces and an enclosed rear garden that features both lawned areas and a patio, perfect for al fresco dining.

Further useful information regarding this fantastic property includes:

The property is serviced by mains electricity, gas and water services.

Broadband availability: Fibre to the property providing estimated speeds up to 1600Mbps

Mobile phone coverage: O2, Vodafone, Three & EE  
Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas – High Surface water- Medium

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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Total Area: 126.8 m² ... 1365 ft²

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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