



£375,000

4 Bedroom Semi-Detached House for sale  
70 Wrenbeck Drive, Otley



**EweMove**  
SALES AND LETTINGS





## Overview

IMPRESSIVELY ROOMY extended 4-bedroom, 2 bathroom semi-detached home with panoramic views of Otley Chevin and south-facing rear garden. Open plan kitchen dining room with connecting living room and separate utility room.



## Key Features

- NO ONWARD CHAIN
- Superbly extended spacious family home
- Stylish open-plan kitchen dining room with connecting living room
- South facing rear garden with newly installed raised composite decking
- Stunning Chevin view!
- Contemporary family bathroom & ensuite shower room
- Close to The Whartons Primary & Prince Henry's Grammar School
- Double-width drive with EV charging point
- EWEMOVE are OPEN ALL HOURS for CALLS & LIVE CHAT with humans!

















IMPRESSIVELY ROOMY extended 4-bedroom, 2-bathroom semi-detached CHAIN FREE home with panoramic views of Otley Chevin and south-facing rear garden. Open plan kitchen dining room with connecting living room and separate utility room.

Situated on the 'sunny side' of Otley, close to Price Henry's Grammar School, this superbly extended home offers an exceptional blend of space, style, and modern living. Benefiting from both a side extension and a loft conversion, the property is perfect for growing families seeking versatile accommodation in a picturesque setting close to popular local schools.

Upon entering, you are welcomed into a spacious hallway leading to the relaxing living room which connects via folding doors to the naturally bright open-plan contemporary kitchen and dining room providing ample space for families and socialising with friends.

A utility room provides additional space for appliances storage. The integral store room is useful for bikes and storing outdoor items.



The first floor boasts two well-proportioned double bedrooms and a compact single bedroom, ideal as a home office or nursery. A modern family bathroom serves the bedrooms on this floor. The master bedroom is situated in the loft conversion on the second floor, complete with a chic ensuite shower room and access to a loft storage area. The view is simply stunning!

The property truly excels externally, with a newly installed composite raised decking area in the south-facing rear garden, offering a perfect space to unwind. At the front, a double-width driveway provides ample off-road parking, complemented by an EV charger for added convenience.

This fantastic home combines contemporary living with breathtaking



surroundings-viewing is highly recommended to fully appreciate all it has to offer!

#### Location:

Situated on the popular north side of Otley, north of the river, this location offers a perfect retreat for peace and quiet. Just a short walk away, you can explore the picturesque River Wharfe. Cross the bridge, and you'll find yourself in the bustling town centre, which boasts a variety of pubs, eateries, and independent shops, making it a thriving and friendly market town.

This is an ideal spot to enjoy the stunning local countryside, with countless walking and cycling routes available. The location also provides easy access to breathtaking reservoir walks north of Otley, as well as the famed Yorkshire Dales.

The cities of Leeds and Bradford are within easy reach, along with the cosmopolitan towns of Ilkley and Harrogate, which offer excellent shopping and numerous restaurants. Menston train station provides quick and convenient commutes into Leeds. For those looking to travel further, Leeds Bradford International Airport is just a 20-minute drive away.

#### Directions:

Please use LS21 2BR for SAT NAV directions.

#### CONVEYANCING NOTE:

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Utility connections:

Gas, electricity and mains drainage.

Mobile and broadband availability:

Please refer to OFCOM Mobile and Broadband Checker for full details. Mobile connectivity from all four major service providers. Ultrafast broadband service available up to 1000 Mbps from the Openreach network (Sky) & Netomnia.

Flood risk:

Rivers & Sea - No risk. Surface Water – Low



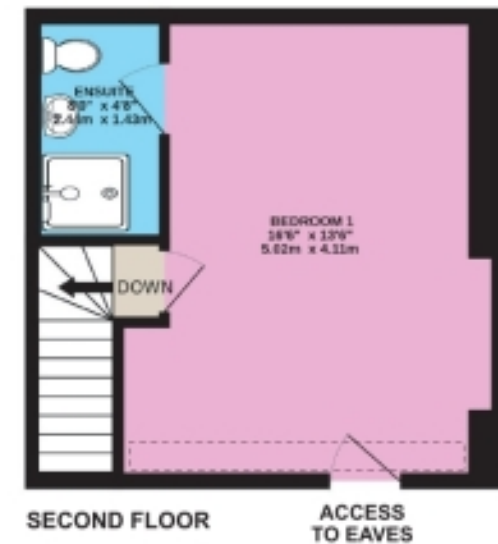
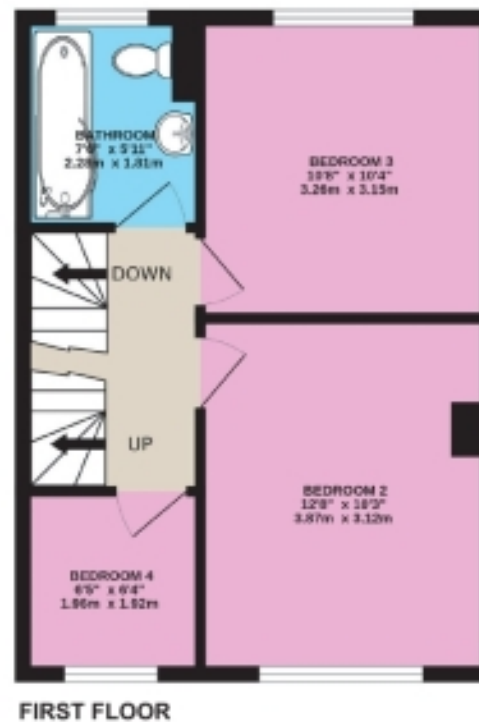
# Floorplans



## Wrenbeck Drive, Otley, LS21

APPROX. GROSS INTERNAL FLOOR AREA 1220 SQ FT 113.3 SQ METRES

Denotes restricted  
head height





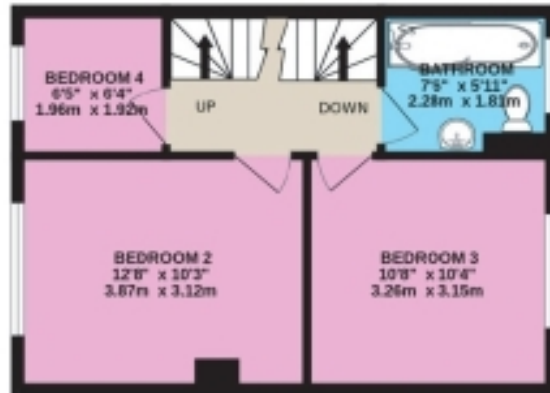
# Floorplans



## Wrenbeck Drive, Otley, LS21

APPROX. GROSS INTERNAL FLOOR AREA 1220 SQ FT 113.3 SQ METRES

Denotes restricted  
head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

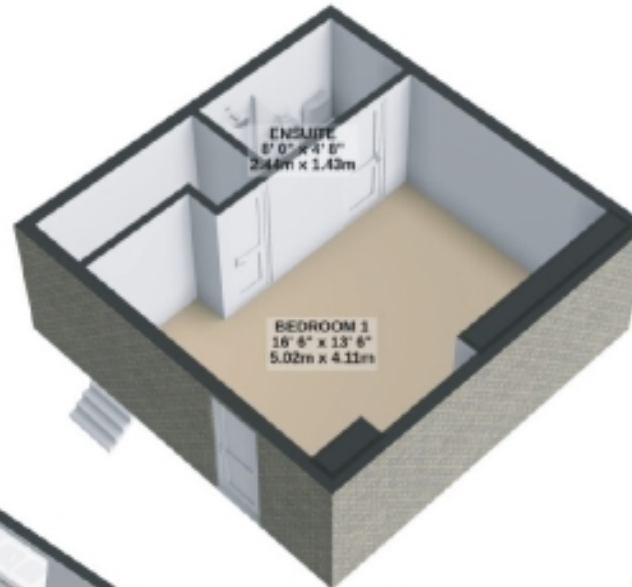


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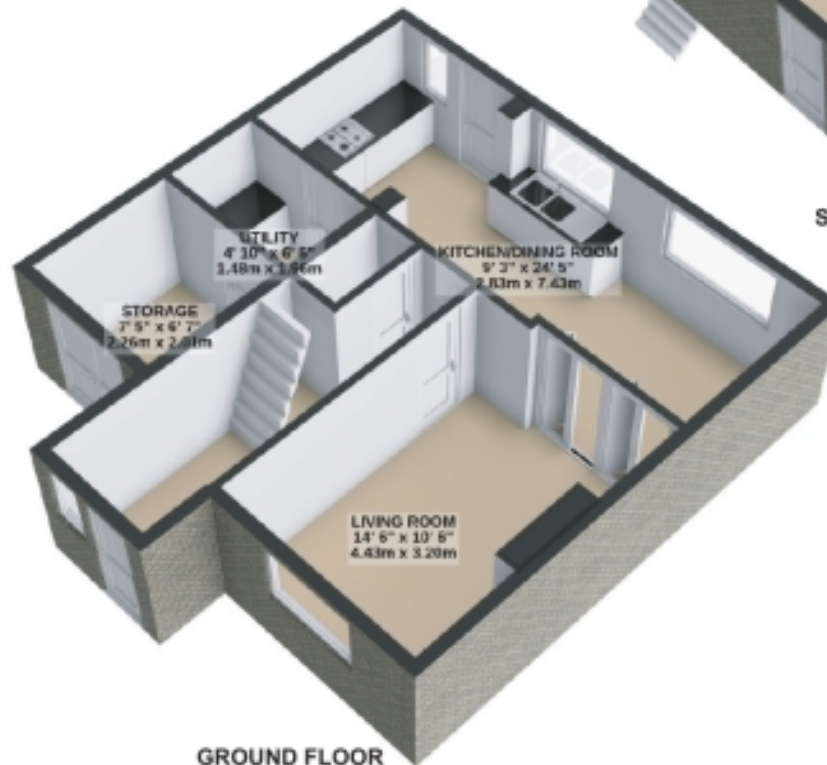


## Wrenbeck Drive, Otley, LS21

APPROX. GROSS INTERNAL FLOOR AREA 1220 SQ FT 113.3 SQ METRES



SECOND FLOOR

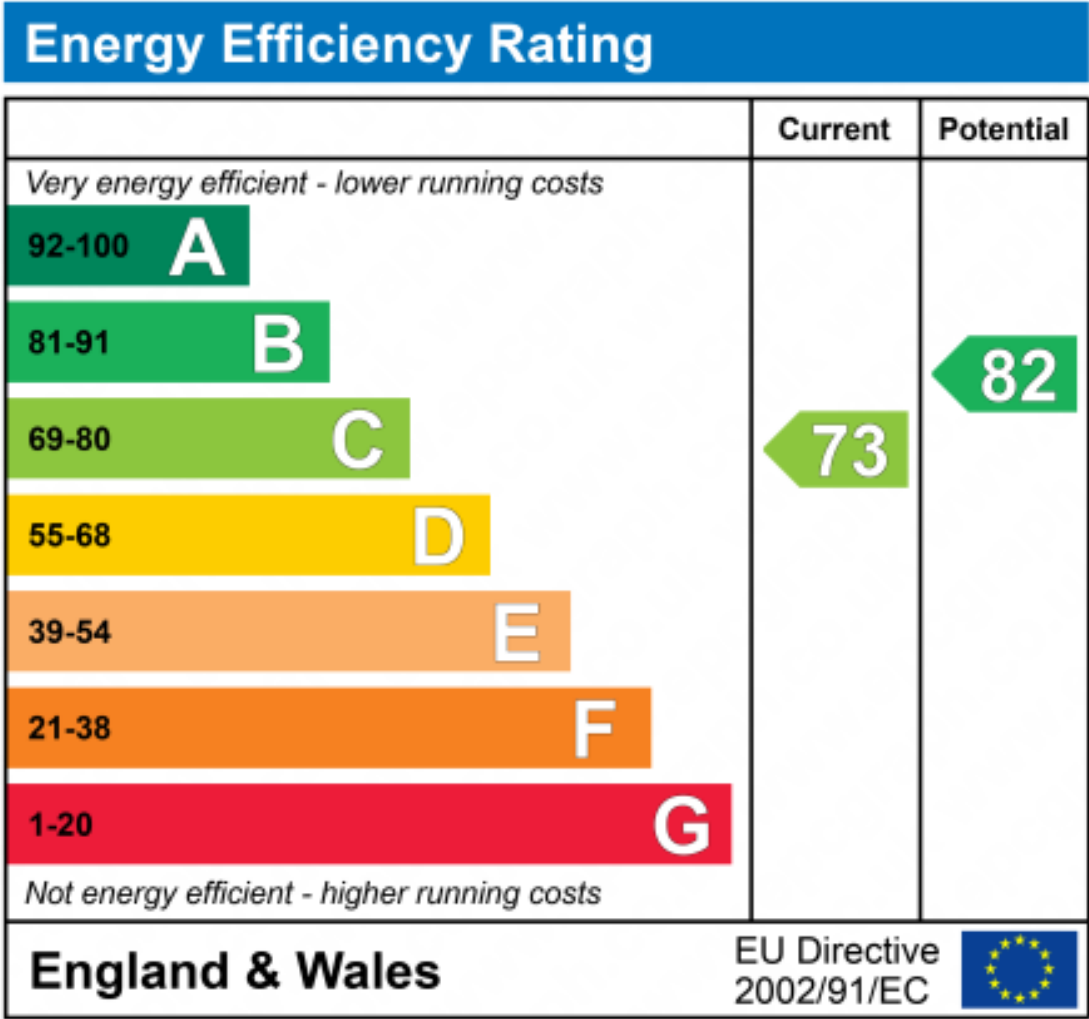


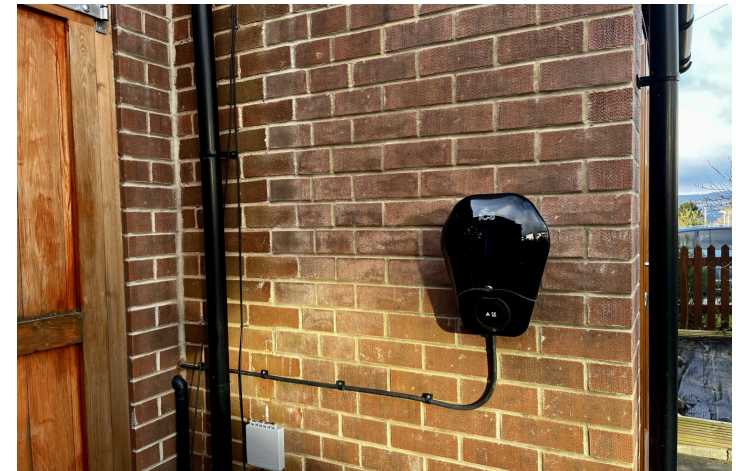
GROUND FLOOR



FIRST FLOOR







Marketed by EweMove Otley & Guiseley

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