



# THE LODGE SCARBOROUGH ROAD, OTLEY LS21 3JS

Asking price **£650,000**

## FEATURES

- Stunning Detached Lodge House
- Stylish Contemporary Design
- 4 Bedrooms, 1 with En-Suite
- Stunning Open Plan Living Area, Kitchen & Dining Area
- Smart House Bathroom & Cloakroom
- Stunning 3 Storey High Glazed Entrance
- Private South Westerly Facing Rear Garden
- Cobbled Set Driveway & Stone Detached Outhouse
- EPC Rating C
- Council Tax Band D



# 4 Bedroom Detached Lodge House, Located In Otley

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Reception Hall

A highly impressive light and airy reception hallway having a triple height glazed frontage with a hand built oak staircase, exposed stone walling and tiled flooring with warming underfloor heating.

## Open Plan Living and Dining Areas 31'8" x 13' min 19'8 max total area (9.65m x 3.96m min 5.99m max total area)

Designed around modern family living, this fabulous open plan living space is complemented by herringbone oak flooring with underfloor heating throughout.

## Sitting Room 13' x 10'3" (3.96m x 3.12m)

Warming wood burning stove to the chimney breast, three windows to the front elevation and ceiling speakers for surround sound to the whole room.

## Kitchen Area 13'1" x 13' (3.99m x 3.96m)

The hub of every good home, this centrally positioned kitchen is certainly the heart of this fabulous open plan living area. Offering an extensive range of quality hand built units including a large central island with granite working surfaces over and a sink unit inset. The kitchen includes a built in oven and hob with an extractor hood over, an integrated dishwasher and fridge-freezer. Speakers inset to the ceiling and a hidden trap door to the basement stairs.

## Living / Dining Area 19'8" x 8'4" (5.99m x 2.54m)

Light and airy having full length sliding doors to the private rear garden together with three Velux styled windows to the pitched ceiling which also houses additional speakers for the ground floors surround sound system.

## Cellar 13'5" x 6'3" (4.09m x 1.91m)

A valuable storage area with light and power supplied.

## First Floor Landing

Having a glazed front, the hand built oak staircase and access to the following rooms:

## Bedroom 1. 13'5" x 9'5" (4.09m x 2.87m)

Feature exposed stone and brick chimney breast, arched windows with wooden shutter detailing and a traditional barrel styled radiator.

## En-Suite

Stylish modern en-suite complemented by panelled walling and a large mirror over together with tiled flooring and tiling to the shower. Fitted with a three piece suite including a large walk in shower, a wall hung wc and a wash hand basin to a reclaimed Singer sowing table.

## Bedroom 2 13'6" x 6'7" (4.11m x 2.01m)

Arched window with wooden shutter detailing and a traditional barrelled styled radiator.

## Second Floor Landing

Having windows to the front, side and rear offering lovely views and providing access to the following rooms:

## Bedroom 3. 13'6" x 10'1" (4.11m x 3.07m)

Arched window with wooden shutter detailing and a traditional styled barrelled radiator. Additional Velux styled window.

## Bedroom 4. 13'5" x 8' (4.09m x 2.44m)

Arched window with wooden shutter detailing and a traditional styled barrelled radiator. Additional Velux styled window.

## Bathroom

Having exposed brick walling and a beamed ceiling, the bathroom is complemented by deep ruby red metro tiles to the walls, a traditional styled barrelled radiator, tiled flooring and a Velux styled window for natural light. Comprises a panelled bath with a shower and a screen over, a low level wc and a wash hand basin to a reclaimed Singer sowing table.

## Parking, Storage & Gardens

Having stone walling with railings over and the original lodge gate posts to a neat cobbled set front and driveway providing valuable private off road parking.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Moving around to the rear, the garden enjoys a westerly aspect and has a very useful stone built detached store with a pitched slate roof over, a covered barbeque area, neat level lawn with stocked raised borders and a large stone paved patio, all very private and not over looked being enclosed by attractive stone walling making this an ideal area for children, pets and adults alike.

### Tenure and Services

Freehold  
All Mains Services  
Conservation Area

### Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

### Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **Money Laundering, Terrorist Financing and Transfer**

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. 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 for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

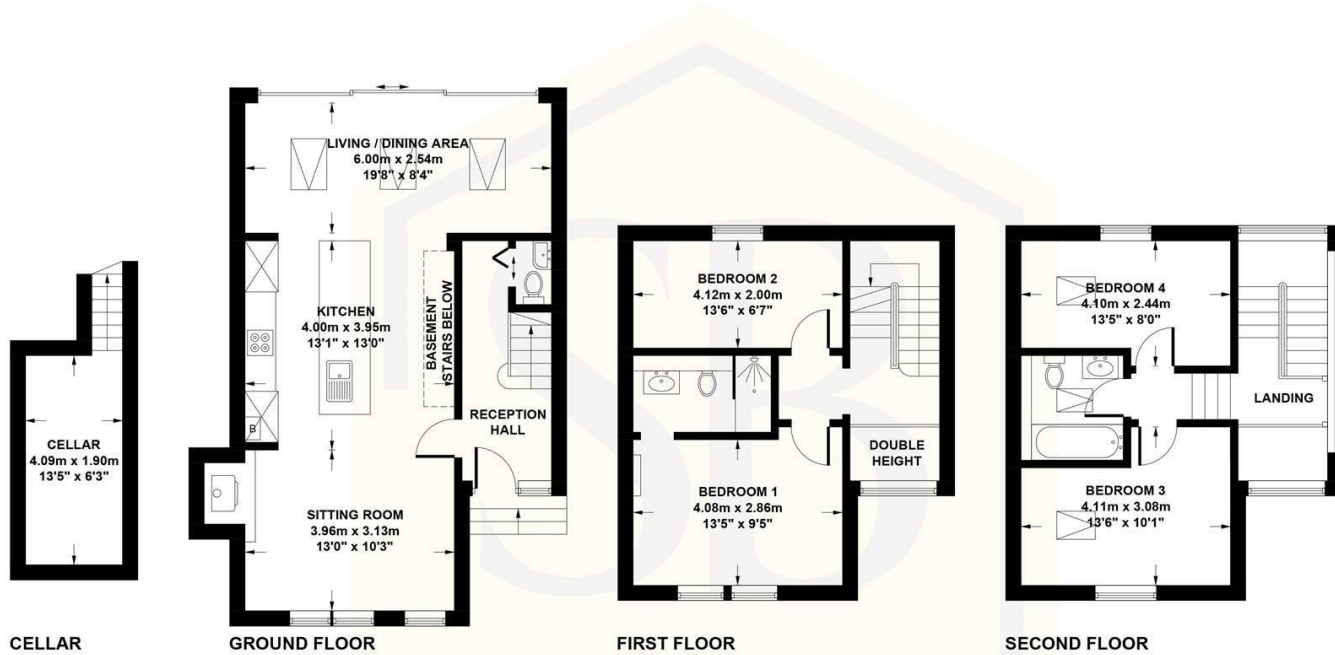
### **General**

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 2024.

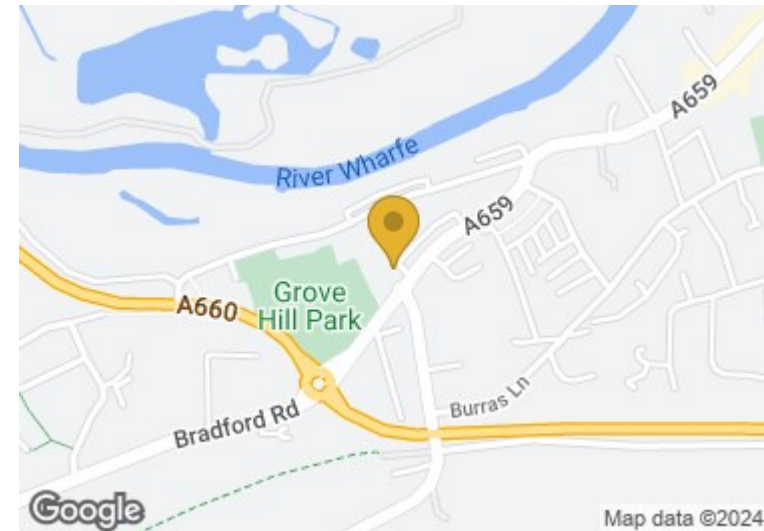


## Council Tax Band

**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



Call us on 01943 889010  
[info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)  
[www.shanklandbarraclough.co.uk](http://www.shanklandbarraclough.co.uk)

