



# 55 THROSTLE NEST CLOSE OTLEY LS21 2RR

Asking price **£365,000**

## FEATURES

- Detached Family Home Close to Prince Henry Grammar School
- Kitchen and Conservatory
- Private Driveway and Single Garage
- Popular Cul De Sac Location
- Potential To Create a Terrific Family Home
- Through Sitting Room And Dining Area Having Access To The Rear Garden
- Four Bedrooms and House Shower Room
- Delightful Enclosed Relatively Private Rear Garden
- Would Now Benefit From Modernisation & No Onward Chain
- Freehold / EPC Rating E / Council Rax Band D



SHANKLAND  
**SB** BARRACLOUGH  
ESTATE AGENTS

# 4 Bedroomed Detached Family Home In Otley Close To Local Schools

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

## Ground Floor

### Entrance Hall

With a double glazed entrance door, radiator and stairs up to the first floor.

### Cloakroom

With a low suite w.c, wash basin, wall mounted boiler, fully tiled walls and floor and window to the front elevation.

### Sitting Room and Dining Area 26'5" x 12'0" max (8.05m x 3.66m max )

A good sized, full length reception room incorporating a sitting room and dining area enjoying a dual aspect with a bow window to the front and sliding doors out to the rear garden. Ceiling cornice and rose, two radiators and feature fireplace with a wooden surround housing an electric fire. Door into:

### Kitchen 14'7" x 6'10" (4.45m x 2.08m)

A well-appointed kitchen which would now benefit from updating comprising a range of base and wall units incorporating cupboards, drawers concealed lighting and co-ordinating work surfaces having a tiled splash back. Integrated electric oven with a four ring gas hob having an extractor over, space for an undercounter fridge and plumbing for an automatic washing machine. Useful understairs pantry cupboard, window to the side elevation and door with side screens leading into:

### Conservatory 15'1" x 9'11" (4.60m x 3.02m)

A terrific room providing another reception space and could potentially be incorporated into the current kitchen to create a dining kitchen subject to the necessary planning permissions and building regulations. Radiator and enjoying a delightful outlook onto the garden benefiting from windows to three elevations and French Doors onto the flagged patio.

## First Floor

## Landing

### Bedroom 1 15'2" x 8'0" (4.62m x 2.44m)

With an extensive range of fitted furniture including wardrobes, drawers and a dressing table. Radiator and benefiting from a dual aspect with windows to the front and rear elevation.

### Bedroom 2 13'10" x 8'6" (4.22m x 2.59m)

With fitted wardrobes, radiator and window to the front elevation.

### Bedroom 3 12'6" x 8'7" (3.81m x 2.62m)

Another double bedroom with radiator and fitted wardrobes and window to the rear elevation.

### Bedroom 4 8'9" x 6'2" (2.67m x 1.88m)

With bulkhead cupboard, radiator and window to the front elevation.

### Shower Room

Comprising a three piece suite with a walk in shower, pedestal wash basin and low suite w.c. Fully tiled walls, radiator and window to the rear elevation.

### Outside

To the front of the property there is a flagged driveway providing off road parking and a gravelled area with mature shrubs. A path leads to the rear where there is a delightful enclosed relatively private garden having a flagged patio and lawned area with well stocked flower borders.

### Garage 19'1" x 8'0" (5.82m x 2.44m)

With an up and over door, light and power.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

## 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.

## 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.

## Opening Hours

Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

## Council Tax Harrogate

Harrogate Borough Council Tax Band D. For further details on Harrogate Council Tax Charges please visit [www.harrogate.gov.uk](http://www.harrogate.gov.uk) or telephone them on 01423 500600



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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/>

### **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.

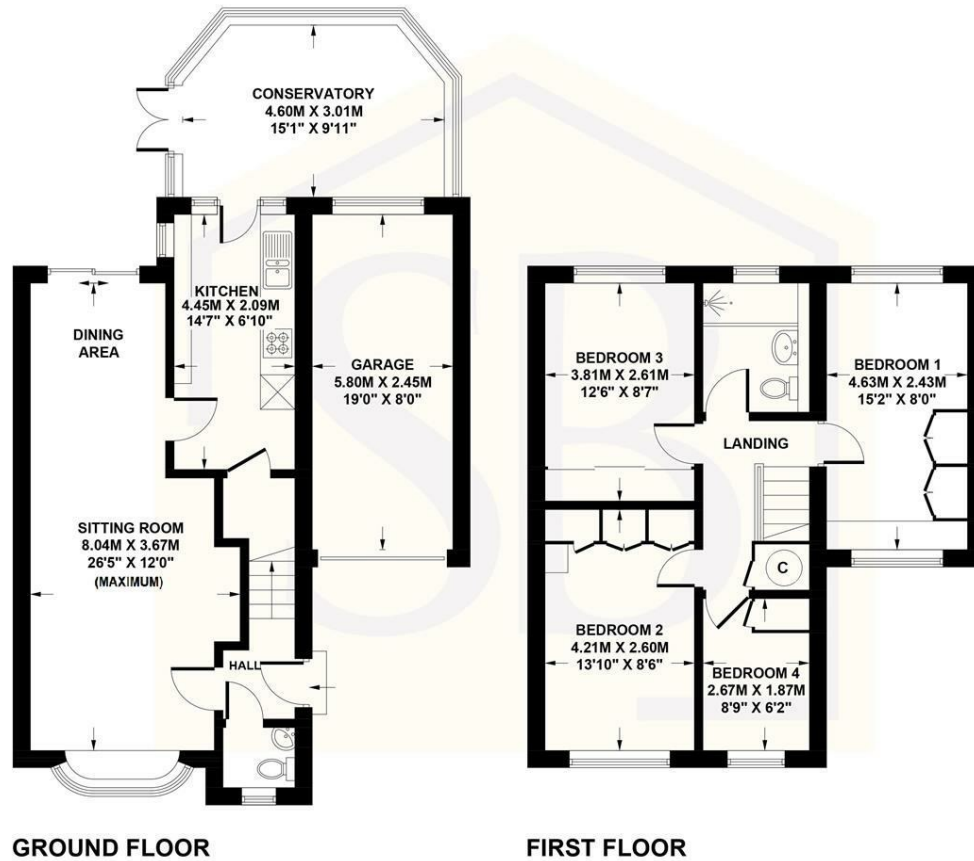
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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



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

