



18 PRINCE HENRY ROAD, OTLEY LS21 2BE

Asking price £585,000

FEATURES

- Individual Detached Home, Extended To The Rear Offering Fabulous Proportioned Rooms
- 3 Bedrooms, 2 With Fitted Wardrobes & 1 With A Small En-Suite
- 3 Reception Rooms, A Spacious Fully Integrated Dining Kitchen & A Study
- Valuable Downstairs WC & Shower Room, First Floor House Bathroom & WC
- Established Gardens, Very Private & The Rear Enjoys A Westerly Aspect
- Private Driveway Parking & A Detached Garage
- Sought After Location, Very Well Placed For Prince Henry's Grammar School & The Town Facilities
- EPC Rating D / Tenure Freehold / Council Tax Band E
- Offered With The Advantage Of Having No Onward Chain
- An Internal Viewing Is Highly Recommended To Appreciate The Accommodation Size & Layout



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ESTATE AGENTS

Individual Detached Home Within A Much Sought After Location

Located on one of Otley's most sought after streets, we are delighted to offer to the open market, this fine detached home with well appointed and extended accommodation, attractive private gardens, good parking and a garage. The spacious accommodation commences with a warm and welcoming hallway, a generous proportioned sitting room with a feature fireplace and an open fire. The extended dining kitchen is once again very well proportioned and offers a comprehensive range of fitted units and is fully integrated with appliances. The kitchen adjoins a further living room which looks out over the private rear garden, together with a separate dining room and a valuable fully fitted study / home office. Finally the ground floor is completed by a smart downstairs shower room and wc. Moving up to the first floor there are three bedrooms, with the principle bedroom having a small en-suite facility, fitted wardrobes in bedrooms one and two and a well appointed house bathroom. Externally, this fine home enjoys attractive established gardens, all privately enclosed and with the rear elevation facing westerly it is perfect for the afternoon and early evening sunshine. A driveway provides good off road parking and leads to the rear and onto a detached garage.

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 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 Hallway

A lovely entrance in to this fine home, the hallway includes a smart modern composite outer door, has two central heating radiators and a turning staircase to the first floor accommodation with a window to the side elevation.

Sitting Room 17'7" x 13'9" (5.36m x 4.19m)

A very pleasant proportioned reception room having a focal oak fireplace with a tiled inlay to the chimney breast with an open fire inset, a central heating radiator, bay window to the front elevation, further window to the front and side elevations.

Dining Room 12'1" x 11' (3.68m x 3.35m)

Built in cupboards to the alcove, a central heating radiator and open aperture to the study and to the living room.

Study 13' x 6'3" (3.96m x 1.91m)

Built in desk, cupboards and shelving providing a great area for those who work from home, or it could easily be a playroom for families. Central heating radiator and a window to the front elevation.

Living Room 14'4" x 8'7" (4.37m x 2.62m)

Full length windows overlooking the attractive rear garden and a central heating radiator.

Dining Kitchen 17'11" x 10'10" (5.46m x 3.30m)

A lovely extended dining kitchen offering an excellent number of fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen is fully integrated with built in appliances including a fridge-freezer, a dishwasher, washing machine, double oven and a five ring gas hob. Central heating radiator, window to the side elevation together with a window and a door to the rear garden.

Shower Room & WC

Smartly appointed with a three piece suite comprising a walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level w.c. Complemented by tiled walls, a heated towel rail and a window to the side elevation.

First Floor Landing

Access hatch to the loft.

Bedroom 1. 15'3" x 13'4" (4.65m x 4.06m)

Offering an extensive range of fitted wardrobes, cupboards and dressing table, central heating radiator and a window to the front elevation. Useful deep storage cupboard to the eaves. Small en-suite facility having a low level w.c, a wash hand basin, a heated towel rail and an extractor fitted.

Bedroom 2. 16'11" max x 8'8" (5.16m max x 2.64m)

Built in wardrobes and dressing table, a central heating radiator and a window looking over the rear garden.

Bedroom 3. 13'10" x 5'5" (4.22m x 1.65m)

Window to the side elevation.



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House Bathroom

Three piece house bathroom that includes a panelled bath with a shower and a screen over, a wash hand basin and wc to a built in unit. Deep linen cupboard with a heater fitted, a window to the side elevation and a central heating radiator.

Outside

A lovely feature of the house are the private enclosed gardens. To the front is a neat lawned garden with hedging for privacy. A gated driveway provides ample off road parking and leads past the side and on to a detached garage. Moving around to the rear is a very private, well stocked garden that enjoys a westerly aspect ideal for the afternoon and early evening sunshine. The garden includes a good sized stone patio directly from the house which in turn leads to a neat lawn with an attractive array of shrubs and plants to the borders, a lovely corner summerhouse, fencing and hedging.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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/>

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.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.

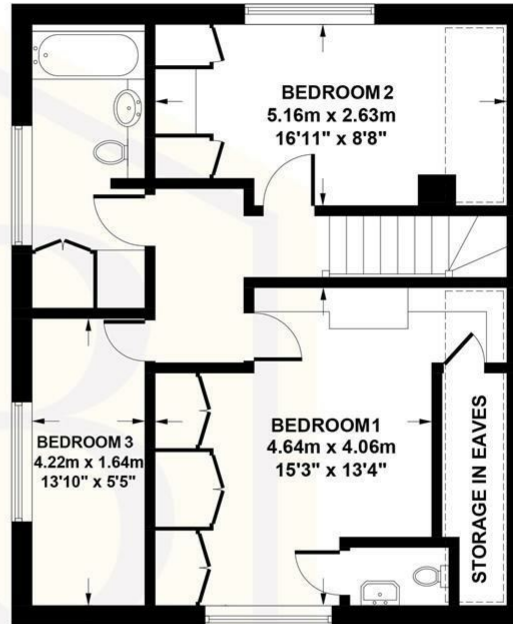
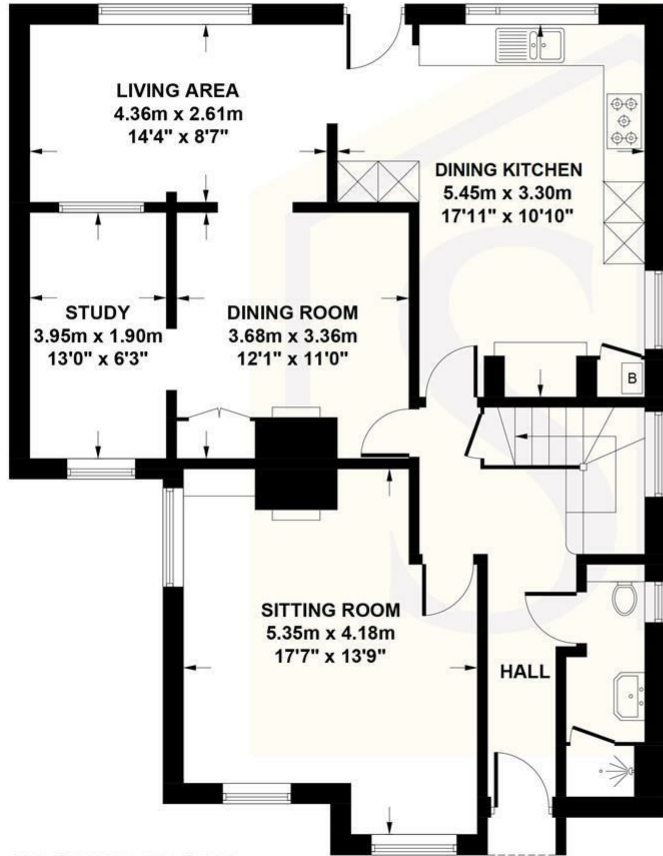
Please Note

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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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.



= Reduced headroom below 1.5m / 5'0"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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