



9 PEGHOLME DRIVE OTLEY LS21 3NZ

Asking price **£420,000**

FEATURES

- Smartly Presented Detached Property
- Terrific Open Plan Living Dining Kitchen With Adjoining Utility Area
- Three Further Bedrooms and Smart Four Piece House Bathroom
- Beautifully Landscaped Flagged Rear Garden
- Ideal For a Variety Of Purchases
- Good Sized Sitting Room And Downstairs WC
- Main Bedroom Having A Range of Modern Fitted Furniture and En-Suite
- Block Paved Driveway and Detached Garage
- Popular and Established Residential Area
- Freehold/EPC Rating C/Council Tax Band D



Smartly Presented Four Bedroomed Detached Property in Otley

Otley

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 smartly presented accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, ATTRACTIVE OAK DOORS and with approximate room sizes comprises:

Ground Floor

Entrance Hall

With a double glazed entrance door having decorate leaded glass, central heating radiator, window to the side elevation, stairs to the first floor and cloakroom off.

Cloakroom

With a low suite w.c, wash basin, fully tiled walls, central heating radiator and window to the front elevation.

Sitting Room 15'5" x 11'0" (4.70m x 3.35m)

A good sized reception room with a contemporary marble fireplace housing a living flame gas fire. Ceiling Cornice, central heating radiator and window to the front elevation.

Living Dining Kitchen 21'7" x 13'2" (6.58m x 4.01m)

A terrific full length room which has been opened up by the current owners to create a superb space ideal for modern family living. Fitted with a range of base and wall units incorporating cupboards, drawers, island with breakfast bar, wine rack, concealed lighting and coordinating work surfaces with upstands. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, microwave, wine cooler and Range cooker with stainless steel hood over. Useful understairs storage cupboard, recessed spotlights,

wood effect flooring, central heating radiator and enjoying a dual aspect with windows to the front and rear elevation.

Utility Area 11'4" x 5'8" (3.45m x 1.73m)

A continuation of the kitchen, again with base and wall units incorporating cupboards and drawers with an integrated washing machine and fridge/freezer, space for a dryer and cupboard housing the gas fired central heating boiler. Recessed spotlights, wood effect flooring, window to the rear elevation and door out to the rear garden.

First Floor

Landing

Having a useful airing cupboard having a fitted radiator and ceiling cornice.

Bedroom 1 12'2" x 9'6" (3.71m x 2.90m)

A good sized double bedroom with a range of fitted furniture including mirror fronted wardrobes, bedside tables, corner unit and dressing table. Central heating radiator, window to the front elevation and en-suite shower room off.

En-Suite Shower Room

A modern en-suite having a tiled shower stall with thermostatic shower, low suite w.c and wash basin with cupboard under. Heated towel rail, fully tiled walls, recessed spotlights and window to the front elevation.

Bedroom 2 11'1" x 9'2" (3.38m x 2.79m)

Having recessed fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom 3 10'5 x 8'1" (3.18m x 2.46m)

Another double bedroom with recessed fitted wardrobes, central heating radiator and window to the rear elevation.

Bedroom 4 8'11 x 6'6" (2.72m x 1.98m)

Currently used as a study with a fitted desk, shelving unit, cupboard and wardrobes but could be easily turned back to a single bedroom with central heating radiator and window to the rear elevation. Laddered access to the part boarded roof void with light.

Bathroom

A smart family bathroom benefiting from a white four piece suite comprising a tiled bath with shower attachment, separate shower stall with thermostatic shower, low suite w.c and



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wall mounted wash hand basin with drawer under. Fully tiled walls and floor, shaver point, recessed spotlights and window to the rear elevation.

Outside

Externally the property benefits from a beautifully landscaped rear garden having an enclosed Indian sandstone patio with gravelled borders housing mature plants and shrubs. To the side there is an attractive block paved path leading to the front and driveway providing off road parking for two cars, in front of the detached garage with electric roller door, light, power and both double glazed window and door to the side. Finally to the front of the property there is a lawned area the other side of the private access road.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. 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 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 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.

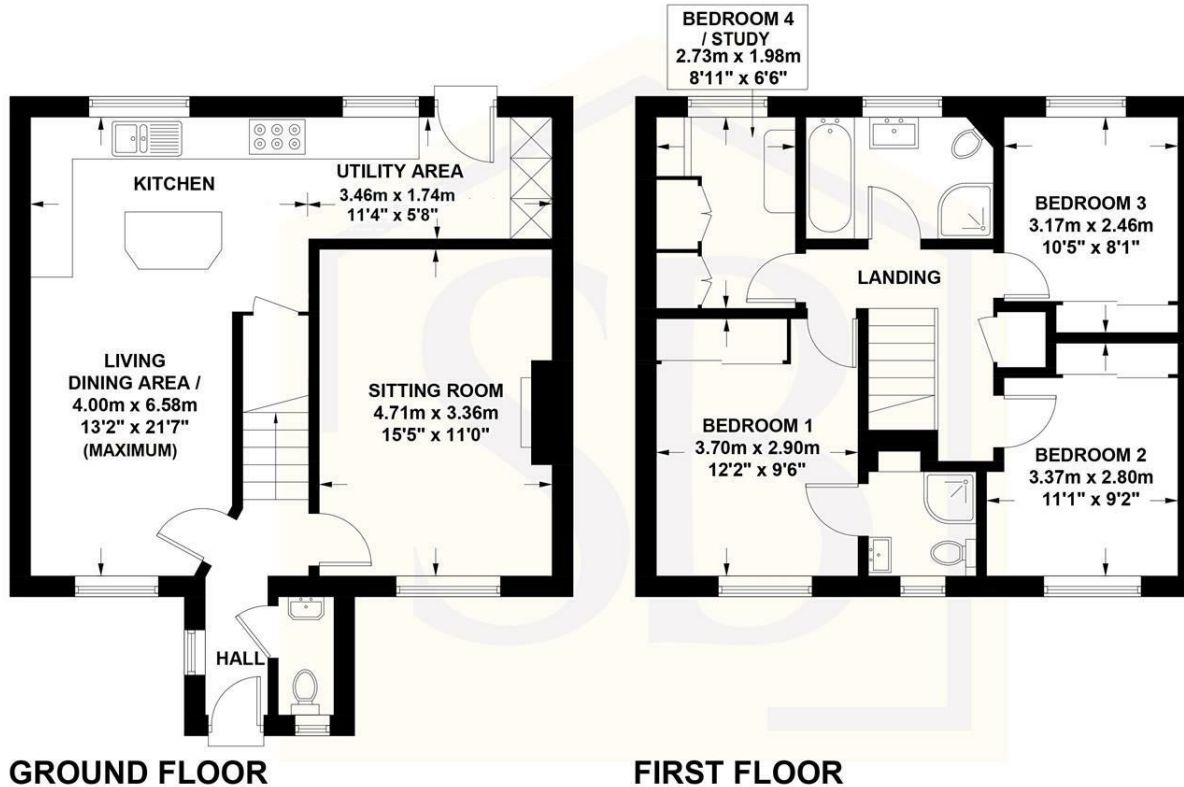
Please Note


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.



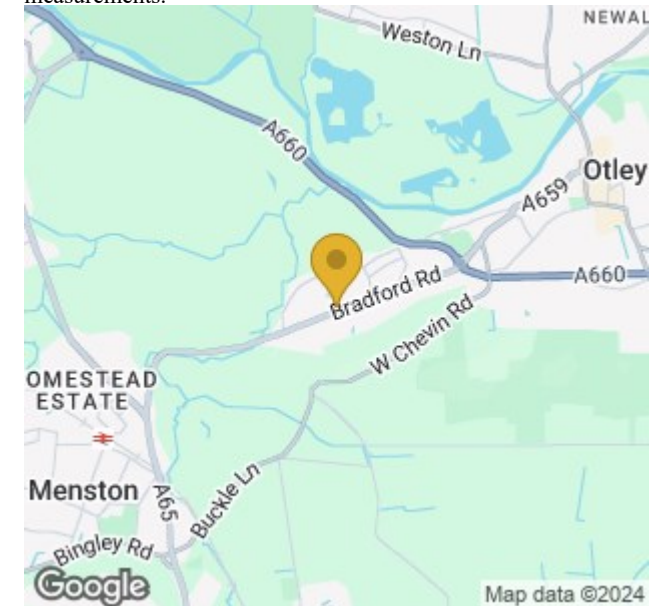
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This plan is for guidance only. It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(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 measurements.



Call us on 01943 889010
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