



4 THROSTLE NEST CLOSE, OTLEY LS21 2RR

Asking price £385,000

FEATURES

- Double Fronted Detached House With Lovely Views Over The Countryside
- Lovely Light And Airy Through Sitting Room Looking Out Over The Front & Rear
- Valuable Downstairs Cloaks WC Downstairs & House Bathroom Upstairs
- Gardens Front & Rear, Double Driveway & Detached Double Garage
- Offered With The Advantage Of Having NO ONWARD CHAIN.
- Four Bedrooms, Two Doubles And Two Singles To The First Floor
- Dining Room with Adjacent Kitchen Which If Combined (STRegs) Would Make A Great Family Dining Kitchen
- Now Ready To Be Modernised And Made In To A Modern Family Home
- EPC Rating D / Tenure Freehold / Council Tax Band E



SHANKLAND
BARRACLOUGH
ESTATE AGENTS

4 Bedroom Detached Offered With No Onward Chain

With a beautiful outlook over picturesque countryside, this double fronted four bedroom detached house, with a double garage and neat gardens would make for a perfect family home. In need of some modernisation, the house is clean and tidy thus allowing a new owner the opportunity to move in and mould the house to their own tastes, designs and layout. The current accommodation is complemented by sealed unit double glazing and gas fired central heating and commences with an entrance hall, a fabulous proportioned through sitting room, valuable downstairs cloaks wc a kitchen and adjoining dining room, which subject to gaining the required approvals could be easily create an excellent proportioned family dining kitchen. To the first floor there are four bedrooms, with the two bigger bedrooms enjoying the beautiful countryside views and finally a house bathroom. Externally the house benefits from having pleasant gardens to both the front and rear elevations, with the rear also having a double width driveway providing private off road parking and leading to a detached double garage. Offered with the advantage of having NO ONWARD CHAIN, viewings can easily be arranged by contacting Shankland Barraclough Estate Agents in 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 accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Hall

Door to the front elevation and the staircase to the first floor.

Sitting Room 21'7" x 11' (6.58m x 3.35m)

A lovely light and airy through reception room having windows to the front and rear elevations, a central heating radiator and an electric fire to a stone surround.

Dining Room 12'4" x 9'10" (3.76m x 3.00m)

Central heating radiator, useful understairs storage cupboard and a window to the front elevation.

Kitchen 9'10" x 9'2" (3.00m x 2.79m)

Fitted range of kitchen units having worksurfaces over a sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated fridge-freezer, built in electric oven and gas hob, together with providing space and plumbing for a washing machine. Central heating radiator, the boiler and a window to the rear elevation.

Rear Lobby

With a door to the rear garden.

Cloaks WC

Fitted with a low level wc and a wash and basin.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'11" x 12' (3.94m x 3.66m)

With built in wardrobes, a central heating radiator and a window to the front elevation with a lovely countryside outlook.

Bedroom 2. 12'2" x 11'4" (3.71m x 3.45m)

Central heating radiator and a window to the front with lovely views over the countryside.

Bedroom 3. 9'3" x 8'10" (2.82m x 2.69m)

Central heating radiator and a window to the rear.

Bedroom 4. 9'2" x 7'8" (2.79m x 2.34m)

Central heating radiator and a window to the rear.

Bathroom

Fitted with a three piece coloured suite comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Tiled walls, a central heating radiator and a window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

The property enjoys gardens to the front and rear that incorporate neat lawns with stocked borders and hedging, to neat paved gardens with mature stocked shrubbed borders and fencing. A brick block paved double width driveway provides private off road parking and leads to a detached double garage.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 45 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>

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Double Garage.

Council Tax Harrogate

North Yorkshire County Council Tax Band E.

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.

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



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.

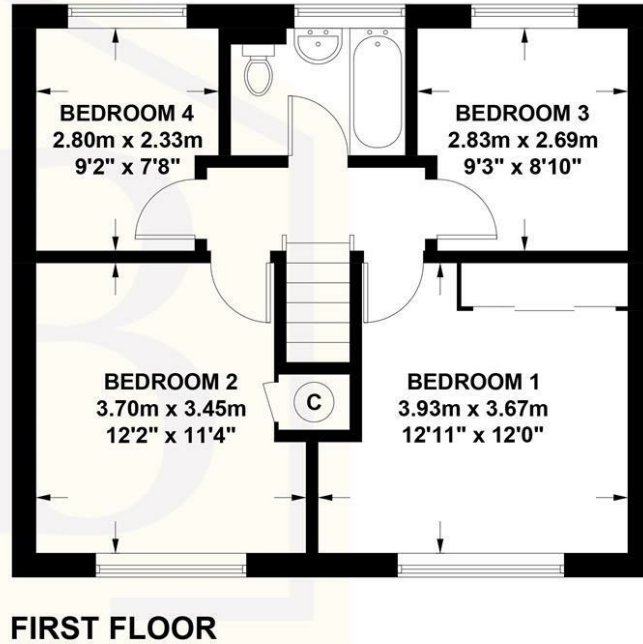
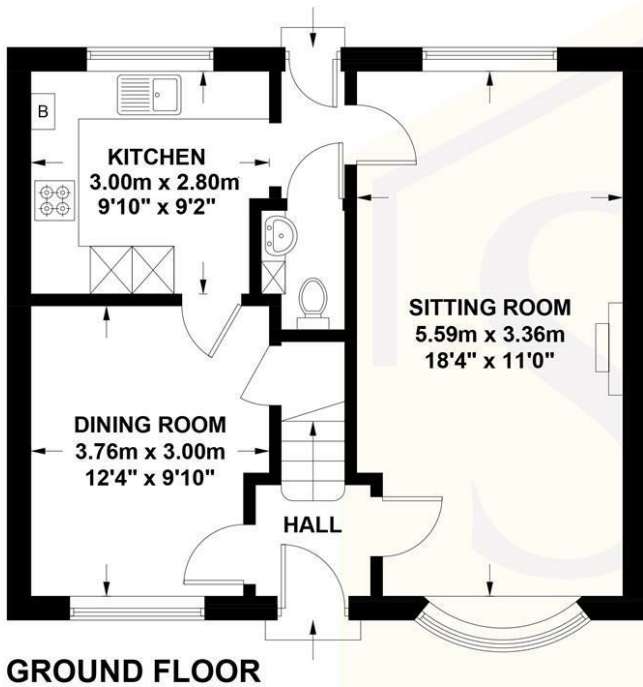
Please Note

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.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		66	
(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.



T: Call us on 01943 889010
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

