



1 MILESTONE COTTAGES, LEATHLEY LANE LEATHLEY OTLEY, LS21 2JX

Asking price £595,000

FEATURES

- Stunning Stone Built Extended Semi Detached Home With Beautiful Views
- Excellent Proportioned Gardens Including A Generous Level Lawn & A Private South Facing Patio
- Ample Parking For Several Vehicles & A Single Garage
- Three Good Sized Bedrooms & The Bathroom To The First Floor
- Fabulous Flowing Kitchen To The Living & Dining Room On To A Central Sitting Room
- Welcoming Square Hallway With A Utility Room & Valuable Downstairs WC Off
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Tenure: Freehold / Council Tax Band E / EPC Rating E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Individual Stone Built Semi Detached With Excellent Gardens, Garage & Parking.

Occupying an Idyllic setting within the highly regarded and sought after village of Leathley, we are delighted to offer for sale 1 Milestone Cottage, a unique three bedroomed stone built, extended semi detached home set within immaculate landscaped gardens. Beautifully appointed to match its stunning surroundings, the property's accommodation flows seamlessly having large picture windows to many rooms allowing you to be mesmerised by the natural fields and landscape surrounding this fine home. 1 & 2 Milestone Cottages are approached via a gated entrance to a driveway that leads on to a pair of garages, one for each home. Number 1 enjoys the benefit of also having a large parking area for several cars, ideal for a motor home etc together with a privately enclosed southerly facing sun terrace a level lawned garden of good proportions that also houses the Milestone 'Gin House' to the corner, the perfect retreat after a long day. All in all we do not hesitate to recommend an appointment to view this very special home. To arrange your viewing, please contact Shankland Barraclough Estate Agents In Otley.

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

Reception Hallway

A lovely square entrance hall having practical slate tiled flooring, useful built in storage / cloaks cupboards and a central heating radiator. Composite outer door with windows either side.

Downstairs WC

Modern wash hand basin and a low level wc.

Utility Room

Located off the hallway, the utility is ideally placed to come and kick off those muddy boots and wet coats, Practical tiled flooring, fitted wall storage units, plumbing for a washer, window and the central heating boiler.

Sitting Room 16' x 10'11" (4.88m x 3.33m)

Centrally located in the house, this is the perfect cosy sitting room having a wood burning stove inset to the chimney, a central heating radiator and bi-folding doors to the living & dining area allowing you to either close off the room or open to flow through to the adjacent living space.

Living & Dining Area 24'9" x 8'8" (7.54m x 2.64m)

Windows and French doors look out over and leads out to, the southerly facing privately enclosed patio with views over the adjoining fields. Complemented by attractive oak flooring, a central heating radiator and pitched ceiling with recessed lighting inset. This fabulous space flows around to the Kitchen area, creating the perfect entertaining and most social of areas.

Kitchen 20'5" x 8'3" extending to 15'8" (6.22m x 2.51m extending to 4.78m)

The kitchen area offers a comprehensive range of fitted kitchen units complemented by contrasting Granite worksurfaces and Granite tiled flooring with warming electric under floor heating fitted. The kitchen includes an integrated dishwasher, an electric double oven and an induction hob with an extractor canopy over. Central heating radiator and windows looking over the lawned gardens.

Inner Hall

Slate tiled flooring, a useful and surprisingly deep storage cupboard, a central heating radiator and the staircase to the first floor.

First Floor Landing

Access hatch to the loft and built in cupboards housing the hot water cylinder.

Bedroom 1. 14' x 10'11" (4.27m x 3.33m)

Built in wardrobes, a central heating radiator and windows to the looking over the lawned garden and the adjoining fields.

Bedroom 2. 13'11" x 8'9" (4.24m x 2.67m)

Central heating radiator and a window looking over the lawned garden.

Bedroom 3. 12'1" max x 8'3" max (3.68m max x 2.51m max)

Good sized third bedroom with built in cupboards, a central heating radiator and windows looking out over the southerly facing patio and the adjoining fields.

Bathroom

Fitted with a smart modern three piece suite comprising a large walk in shower with a glazed screen, wash hand basin to a vanity unit and a low level wc. Complemented by tiled splash backs, an anthracite heated towel rail and a window.



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Outside

The property stands within a very generous sized plot that includes a neat level lawn of good proportions with the Milestone Gin House offering the perfect early evening retreat together with a fully enclosed southerly facing patio that looks over the adjoining fields. A gated driveway, used by 1 & 2 Milestone Cottages leads down to a twin garage, one for each home, with our property also having the extensive parking and storage area to the right with additional shrubbed garden and a lovely selection of trees and bushes.

Tenure, Services And Parking

Tenure: Freehold

Mains Water, Sewerage & Electricity Connected. The Central Heating Is Oil Fired.

Parking: Single Garage & A Large Parking Area

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 too two of the four main carriers being Vodafone and O2. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

North Yorkshire 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



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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.

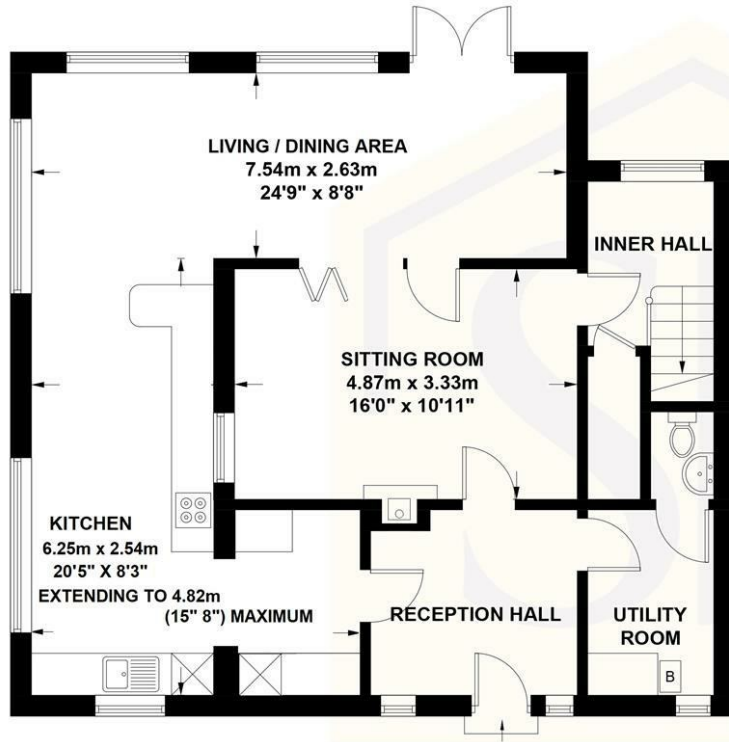
Please Note

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.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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@shanklandbarracrough.co.uk
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