



QUARRY DENE 4 PARK TERRACE POOL IN WHARFEDALE LS21 3BU Asking price £670,000

FEATURES

- Beautiful Stone Built Double Fronted, Character Semi Detached Home
- Two Stunning Reception Rooms With Oak Panelled Walls & Feature Fireplaces
- Stunning Landscaped Gardens, High Walled To The Front, Fully Enclosed To The Side & Rear
- EPC Rating D / Tenure Freehold / Council Tax Band D
- Lovely Location Just A Short Stroll From The Chevin Country Park
- Four Bedrooms, One With An En-Suite And A House Bathroom
- Dining Kitchen Open To A Conservatory, Together With A Utility Room & Downstairs WC
- Large Stone Built Garden Room, Driveway & Detached Garage
- Offered With The Advantage Of Having No Onward Chain
- A Viewing Is Essential To Fully Appreciate The House, The Private Gardens & The Location



SHANKLAND
BARRACLOUGH
ESTATE AGENTS

A Truly Individual 4 Bedroom Double Fronted Period Home

This stunning double fronted four bedroomed semi detached cottage stands within the most immaculate of gardens, being excellently proportioned and privately enclosed. Quarry Dene is an attractive period country home which has been sympathetically improved & modernised over the years whilst retaining the many fine character features associate with such a handsome home. Located on the edge of the Chevin Country Park amongst a small cluster of homes, this individual property stands within impressive fully enclosed gardens to the front, side and rear, and really must be viewed to be fully appreciated. The accommodation incorporates four bedrooms, the principle bedroom with an en-suite and a house bathroom servicing the other bedrooms. On the ground floor is a valuable cloaks w.c, two simply stunning oak panelled reception rooms, a dining kitchen with utility off & a conservatory. As well as the excellent manicured gardens the property has parking, a large detached garage and a fantastic stone and glazed garden room that would make for an ideal studio or work area. This fabulous home is offered with the advantage of having NO ONWARD CHAIN. To arrange your viewing of this very special home, please contact Shankland Barraclough Estate Agents in Otley.

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

Basement

The basement is smartly presented and has been used as our clients study area for many a year. Exposed stone work to the walls, a central heating radiator and a large bank of fitted cupboards which also house the central heating boiler so provides an ideal laundry drying area. Large walk in store off.

Entrance

Outer door to the front elevation, this central entrance has the staircase to the first floor and doors to both reception rooms.

Sitting Room 15' x 12'2" (4.57m x 3.71m)

A beautiful reception room having a wood burning stove inset to the chimney breast and with a coursed stone surround. Fantastic oak panelled walls with one section having a secret drinks cabinet hidden away. Oak flooring, ornate ceiling cornice and rose, window to the front elevation and a central heating radiator.

Dining Room 15'3" x 13'2" (4.65m x 4.01m)

Fantastic feature open fireplace with exposed stone walls, beamed ceiling and an oak floor. Windows front and rear and a central heating radiator.

Dining Kitchen 15'5" x 10'11" (4.70m x 3.33m)

Fitted wall and base units having a work surface over and a sink unit inset. The kitchen includes a built in oven and hob with an extractor over and a dishwasher. Tiled flooring, a central heating radiator, window and door to the side garden. Open plan to the conservatory.

Conservatory 12'7" x 8'10" (3.84m x 2.69m)

Open plan from kitchen, this is a lovely glazed conservatory looking over the immaculate rear gardens and has a central heating radiator.

Utility Room

Plumbing for a washing machine, space for a tumble dryer, fitted storage cupboards and tiled flooring.

Downstairs WC

Fitted with a low level w.c, a wash hand basin and has tiled flooring. Small window to the rear.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'1" x 12' (3.99m x 3.66m)

Windows to the front and side elevations looking over the gardens and beyond. Central heating radiator. Walk in closet providing excellent storage and hanging space.

En-Suite

A three piece suite comprising a step in shower cubicle, a wash hand basin in a vanity unit and a low level w.c. Central heated towel rail and tiled splash backs. Window to the rear elevation.

Bedroom 2. 14'8" x 9'7" (4.47m x 2.92m)

Having built in wardrobes and storage cupboards, a central heating radiator and dual aspect windows.

Bedroom 3. 12'2" x 9'3" (3.71m x 2.82m)

Again with built in wardrobes and storage cupboards, a central heating radiator and a window to the front elevation.

Bedroom 4. 10'5" max x 5'10" (3.18m max x 1.78m)

Window and a central heating radiator.

House Bathroom

A three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin and a low level w.c. Central heated towel rail and tiled splash backs.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Stunning Gardens, Parking & Detached Garage

A beautiful feature of this fine home is the fantastic outside space, all very private and securely enclosed. To the front is a high stone faced wall with a gated entrance leading in to the front garden with a pathway, neat lawn, boxed hedging and a lovely selection of shrubs and bushes to the borders and displays. A driveway leads to a larger than average detached garage having an electronic door to the front, storage to the pitched roof section with a pull down ladder, personal door to the rear, light and power points. The side and rear has a beautiful private garden incorporating stone paved patio areas, a timber greenhouse and immaculate manicured lawns, an ornamental pond and well stocked borders. There is also a fabulous stone built garden room (17'2 x 11'11) having windows and French doors to the garden. Light and power points.

Council Tax

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.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Park Terrace Is A Private Road.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 75 Mbps download speed is available to this property. Mobile Phone calls are available to three of the four main carriers, being EE, Three & O2. 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

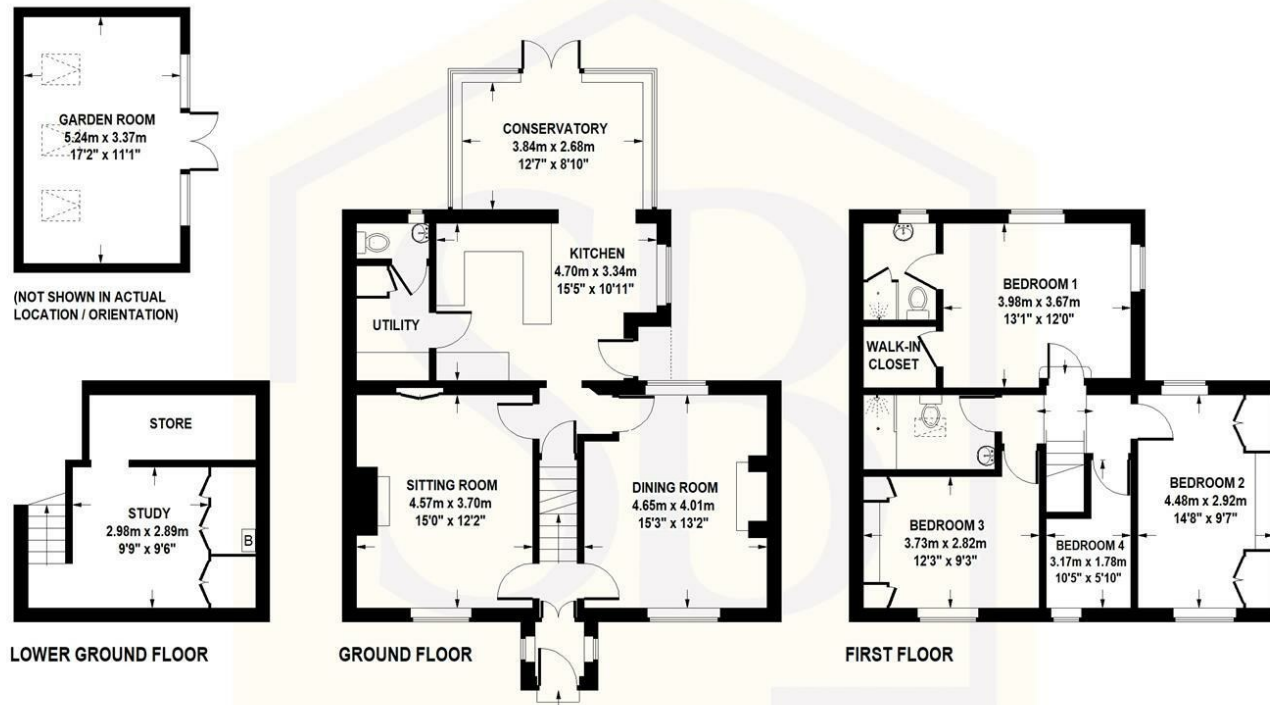
Please Note

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.



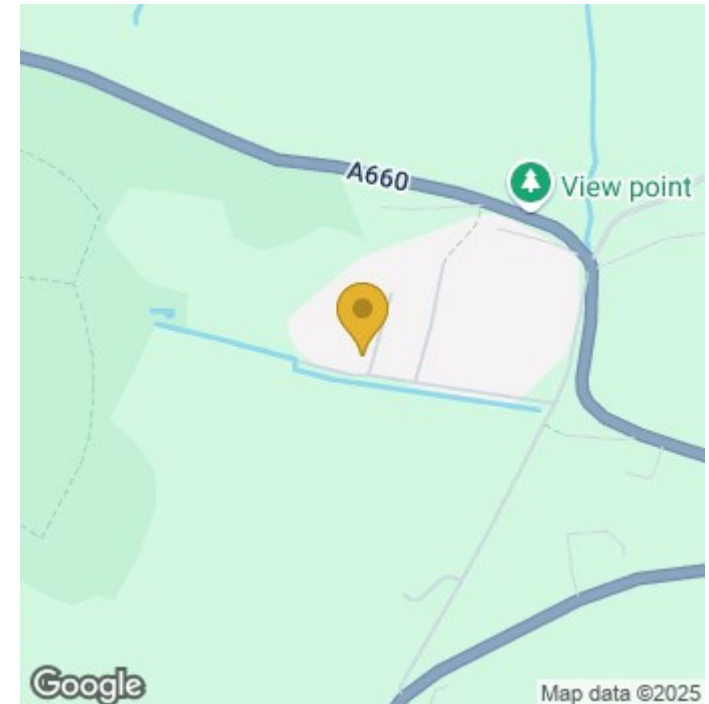
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(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@shanklandbarraclough.co.uk
W: www.shanklandbarraclough.co.uk

SHANKLAND
BARRACLOUGH
 ESTATE AGENTS