



3 CASTLEY LANE, LEATHLEY LS21 2QB

Asking price £365,000

FEATURES

- Rare Opportunity To Purchase Within This Highly Sought After Neighbourhood
- Potential To Enhance Or Extended (Subject To Gaining The Required Approvals)
- Two Double Bedrooms And The Bathroom To The First Floor
- Tenure Freehold / Council Tax C / EPC E
- Stunning Views To The Front And The Rear
- Three Reception Rooms & A Dining Kitchen To The Ground Floor
- Private Driveway Parking And A Larger Than Average Garage
- An Appointment To View Is Recommended To Fully Appreciate This Beautiful Location



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

SEMI WITH GREAT SCOPE AND STUNNING OPEN COUNTRYSIDE VIEWS

One of the last remaining houses on Castley Lane offering great potential to further enhance and extend as virtually every other home on the lane has, subject of course to gaining the required planning approvals. The house's on Castley Lane are famed for their outstanding open views which they enjoy to both the front and the rear. The property stands within a generous garden plot, with the front having private driveway parking to a larger than average attached garage and outhouse stores, whilst to the rear there is a sizeable lawned garden with fruit trees to an enclosed garden offering spectacular views over the adjoining countryside. The house currently incorporates three reception rooms, a sitting room, living room and garden room, together with a dining kitchen and a large entrance porch to the ground floor. Moving to the first floor is a landing, two double bedrooms and the house bathroom. Viewings are strictly by prior appointment, which can be arranged by contacting Shankland Barraclough Estate Agents in Otley.

The Accommodation...

The accommodation with COAL FIRED CENTRAL HEATING TO SOME ROOMS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Porch

Good sized porch, ideal for coats, boots etc having windows and a half glazed door to the front elevation.

Dining Kitchen 18'4" x 7'3" (5.59m x 2.21m)

Wall and base kitchen units with a sink unit inset, plumbing for a washer, provision for an electric cooker and a central heating radiator. Window and door to the porch.

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

With a solid fuel stove inset to the chimney breast and patio doors to the adjoining garden room.

Garden Room 10'5" x 9'8" (3.18m x 2.95m)

Windows and glazed door to the lovely rear garden.

Living Room 15'11" x 9' (4.85m x 2.74m)

Windows enjoying lovely views over the garden and the countryside beyond.

First Floor Landing

With access to the following rooms:

Bedroom 1. 18'3" max x 8'11" (5.56m max x 2.72m)

Window to the rear offering beautiful countryside views and a central heating radiator.

Bedroom 2. 10'8" x 9'5" (3.25m x 2.87m)

Window to the front with beautiful countryside views and a central heating radiator.

Bathroom

Fitted with a three piece suite including a panelled bath with a shower over, a wash hand basin and a low level w.c. Central heating radiator, a linen cupboard and a window to the front elevation.

Gardens, Parking & Garage

To the front the property provides private off street parking to a driveway. This in turn leads to an attached garage (20'8" x 13'4") with double doors to its front. There are two useful outhouses also found to the front with small lawned garden areas. Moving around to the rear is a substantial sized garden, predominately laid to lawn with fruit trees interspersed, a green house and a potting shed. The garden is enclosed and enjoys a southerly aspect.

Tenure, Services And Parking

Tenure: Freehold

Mains Water & Electric Supplied. There is no gas to the property.

Parking: Driveway and garage.



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Internet and Mobile Coverage

Independently checked information via Ofcom shows that superfast Broadband up to 60 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>

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

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.



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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.

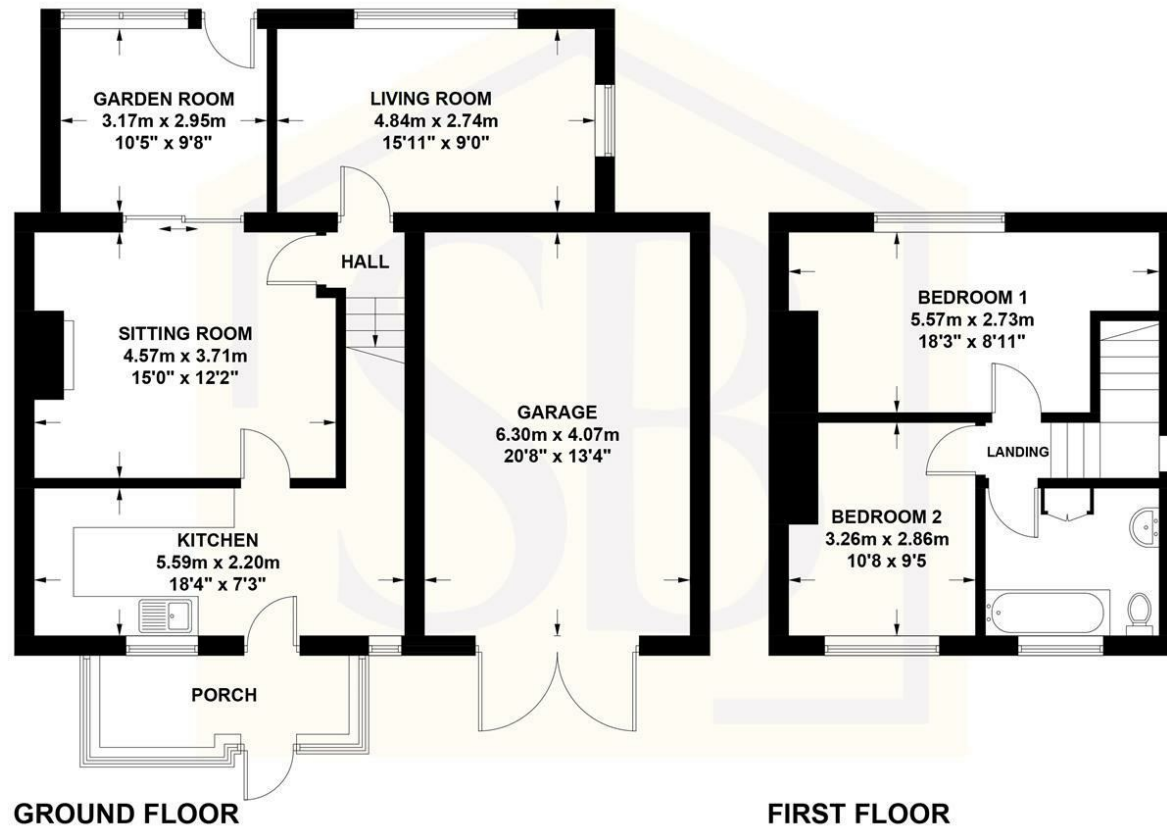
Please Note

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 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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@shanklandbarracclough.co.uk
W: www.shanklandbarracclough.co.uk

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