

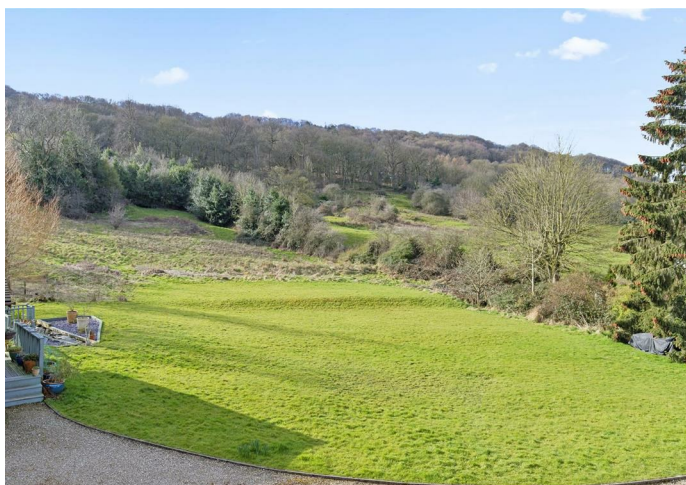


CHEVIN LEA EAST CHEVIN ROAD, OTLEY LS21 3BN

Asking price £750,000

FEATURES

- Attractive Double Fronted Detached House Set On The Edge Of Otley Chevin
- Stunning Views From Every Window
- Detached Timber Lodge With Wood Burning Stove, Kitchen & Bathroom
- Conveniently Placed Just A Few Minutes Walk From Otley Town Centre
- Standing In Approximately 1.6 Acres
- Large Double Garage & Ample Parking For Several Vehicles
- Ample Room To Potentially Extend Subject To Gaining The Required Planning Approvals
- EPC Rating D / Tenure Freehold / Council Tax F



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Delightful Chevin House With Outstanding Views All Around

Set in approximately 1.6 acres, this is a rare opportunity to purchase a fine double fronted detached home with stunning countryside views, which also comes with ample parking for several vehicles, and a detached double garage. The property combines the beautiful outlook of the open countryside whilst only being a short walk from the town centre and the outstanding local schools. The house itself is light and airy with many of the rooms benefitting from dual aspects. The ground floor commences with a welcoming hallway, this gives access to two well proportioned reception rooms, both with warming wood burning stoves to the chimney breasts. The dining room is open to a well appointed kitchen giving a good social area for all the family and friends to enjoy. There is a large rear porch, utility room and a valuable downstairs wc completing the ground floor accommodation. Moving up to the first floor there are three double bedrooms, all with lovely views, together with a smart four piece house bathroom. This fabulous home and its stunning setting really must be viewed in order to be fully appreciate. To arrange your appointment to view, please contact 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 and 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:

Entrance Hallway

A welcoming hallway having an outer door to the front elevation, a central heating radiator and the staircase to the first floor with a useful understairs storage cupboard below.

Sitting Room 15'11" x 11'5" (4.85m x 3.48m)

A light and airy reception room having a window to the front together with French doors to the rear garden. Warming wood burning stove inset to the chimney breast and a central heating radiators.

Dining Room 16'8" x 11'4" (5.08m x 3.45m)

Windows to the front and side elevations with a warming wood burning stove to the chimney breast and a central heating radiator. Open plan to the kitchen.

Kitchen 12' x 7'6" (3.66m x 2.29m)

Open to the dining room so the perfect area to entertain with family and friends. The kitchen offers a good range of fitted wall and base units having worksurfaces over and a sink unit inset, an integrated dishwasher and fridge-freezer. Stainless steel range style cooker with a matching splash back panel and extractor hood over.

Utility Room 7'3" x 7'1" (2.21m x 2.16m)

Fitted kitchen units, plumbing for a washer, vent and space for a tumble dryer, the central heating boiler and a window to the rear garden.

Downstairs WC

Fitted with a two piece suite including a low level wc and a wash hand basin.

Conservatory / Rear Porch 12'8" x 6'11 (3.86m x 2.11m)

Windows and French doors out to the rear garden.

First Floor Landing

Window to the front elevation offering lovely views.

Bedroom 1. 15'11" x 11'5" (4.85m x 3.48m)

Offering a good number of fitted wardrobes with a matching dresser and bedside cabinets. Windows to the front and rear elevations offering stunning countryside views. Central heating radiator.

Bedroom 2. 11'5" x 9'1" (3.48m x 2.77m)

Windows to the side and rear elevations with beautiful views over the garden and the Chevin beyond. Central heating radiator.

Bedroom 3. 11'5" x 6'4" (3.48m x 1.93m)

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

House Bathroom

Fitted with a modern contemporary suite in white including a deep roll top bath, a walk in shower with a glazed screen, a wash hand basin, low level wc and a bidet. The bathroom is complemented by fully tiled walls and flooring, a chrome central heated towel rail and a window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Gardens

Standing in approximately 1.6 acres the property enjoys a vast garden area, predominately laid to lawn which seamlessly and naturally moves up on the edge of Otley Chevin with a large selection of trees including fruit trees and bushes to the boundary edge. There is a large timber store and the most stunning views from every inch of the garden.

Double Garage 20' x 18'1" (6.10m' x 5.51m)

Detached double garage having an electric up and over door, light and power points.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Council Tax

Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers, being 02, Three & Vodafone. 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



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

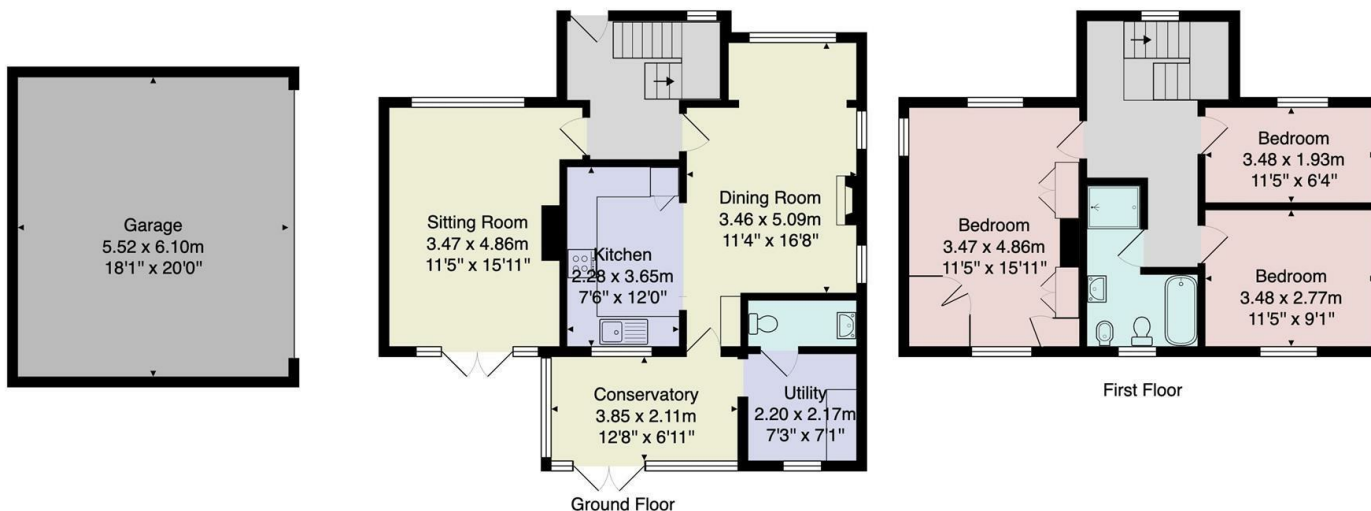
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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



Total Area: 181.3 m² ... 1952 ft²

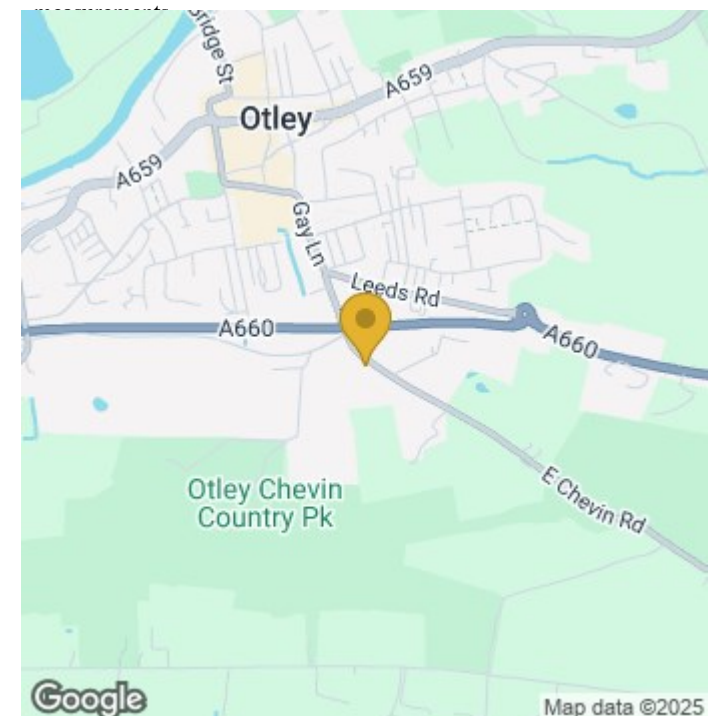
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	67	
(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



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS