43 LISKER DRIVE, OTLEY LS21 1DF

Guide price £520,000

FEATURES

- Beautifully Extended & Much Improved Four Bedroom Detached House
- Fantastic Proportioned Family Living & Dining Kitchen With A Utility Room Off
- 4 Bedrooms, En-Suite To Bedroom 1 and A House Bathroom
- Close To Countryside Walks & Easy Access To The Town Centre
- A Great Sized Property Totalling 1227 Sq Ft
- Located Within A Very Popular Area Close To All Saints Primary School
- Light and Airy 23ft Through Sitting Room, Hallway and Downstairs WC
- Neat Gardens, Enclosed To The Rear, Private Driveway Parking & Integral Store
- EPC Rating C / Tenure Freehold / Council Tax C

4 2 1 C

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Beautifully Presented Double Fronted 4 Bedroom Detached

Truly worthy of an internal viewing, this beautifully presented four bedroomed detached house has been tastefully updated and extended to create a very special family home located within this much sought after neighbourhood, close to excellent schools, the countryside and within easy walking distance of the town centre. The accommodation commences with a warm and welcoming hallway with a valuable downstairs wc off. The living space is light and airy having a an impressive 23ft sitting room and the perfect family room the beautifully extended living and dining kitchen, perfect for al the family and for entertaining. Finally to the ground floor is a very useful utility room. Moving up to the first floor is a landing, there are four bedrooms, with the principle bedroom having a modern en-suite, with a house bathroom servicing the other bedrooms. Externally the house sits within a nice sized garden, with gardens and driveway to the front together with a useful integral storeroom. Moving around to the side and rear, the gardens are fully enclosed enjoying neat lawns, play area and a patio.

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:

Entrance Hallway
Via a modern composite outer door in an Anthracite Grey with a long, frosted window inset and a matching window to its side. Staircase to the first floor and a central heating radiator.

Downstairs WC
Fitted with a two piece suite in white including a low level wc and a wash hand basin.

Sitting Room 23'4" x 11'1" (7.11m x 3.38m)
A lovely light and airy reception room having a feature panelled wall, two central heating radiators, window to the front with attractive plantation shutters and patio doors to the rear.

Living & Dining Kitchen 26'9" x 13'10" (8.15m x 4.22m)
A fabulous family and entertaining area, this much improved and extended room incorporates a good number of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen also includes a built-in electric oven and five ring gas hob with an extractor hood over, integrated dishwasher and a fridge-freezer. Light and airy, having windows to the front, side and rear and two central heating radiators.

Utility Room 7'4" x 5'4" (2.24m x 1.63m)
A valuable area, ideal for kicking off those muddy boots and wet coats, the utility room offers a modern range of wall and base kitchen units with a worksurface over and a sink unit inset. Window and a half glazed uPVC door to the rear garden.

First Floor Landing
With access to the following rooms:

Bedroom 1. 14'4" x 12'" (4.37m x 3.66m)
Benefitting from built in wardrobes to one wall, a central heating radiator, feature panelled wall and a window to the front elevation with built in plantation shutters.

En-Suite
Fitted with a smart modern three piece suite that includes a walk in shower, a wash hand basin and wc to a modern vanity unit and a window to the front elevation.

Bedroom 2. 12' x 8' (3.66m x 2.44m)
Central heating radiator, built in storage cupboard and a window to the front elevation with inset plantation blinds.

Bedroom 3. 10'9" x 10'9" (3.28m x 3.28m)
Window to the rear elevation and a central heating radiator.

Bedroom 4. 10'9" x 8' (3.28m x 2.44m)
Built in double wardrobe, feature panelled wall, a central heating radiator and a window to the rear elevation.

House Bathroom
Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by fully tiled walls, a built in linen cupboard and a window to the rear elevation.

Outside
The property stands in a lovely sized garden which includes a lawns with shrubbed borders, a

driveway for private off road parking and an integral storeroom, ideal for bikes, mowers etc. Moving around to the rear the garden is fully enclosed and incorporates a neat lawn, barked play area and a flagged patio, together with a selection of shrubs and bushes.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Private Driveway

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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

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

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

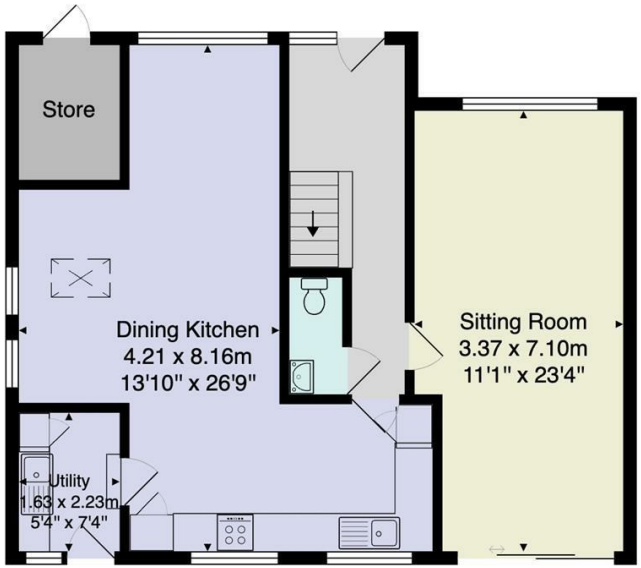
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

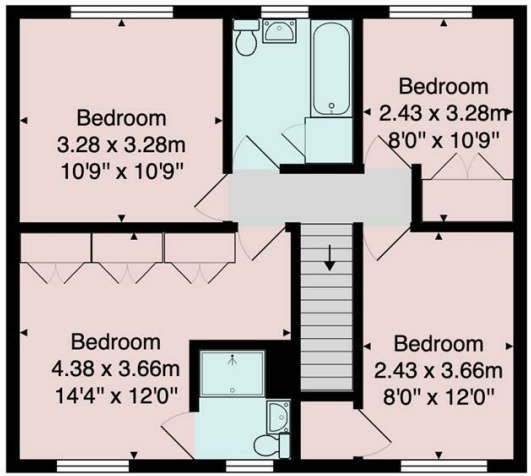
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
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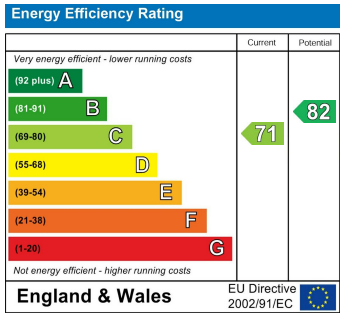

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