



# WINDYRIDGE

## ODDA LANE, HAWKSWORTH

### LS20 8NZ

Asking price £625,000

#### FEATURES

- Superb Sympathetically Modernised Detached Bungalow
- Vaulted Ceilings With Exposed Beams, Trusses and Walls
- Stunning Vaulted Sitting Room With Feature Stone Fireplace
- Main Bedroom With A Spacious Four Piece En-Suite
- Sun Room, Second Double Bedroom And Shower Room
- Breath-taking Panoramic Views Across The Valley
- Smart Dining Kitchen With Attractive Range Oven
- Snug Which Could Be Utilised As Another Bedroom or Study
- Freehold / EPC Rating D / Council Tax Band G
- South Facing Garden, Detached Double Garage And Off Road Parking



SHANKLAND  
BARRACLOUGH  
ESTATE AGENTS



# Absolutely Stunning Detached Bungalow With Breath-taking Views

A wonderful opportunity for any buyer looking for a superb and sympathetically modernised detached bungalow benefiting from its stunning vaulted ceilings with exposed trusses and beams. The property and the south facing garden all enjoys breath-taking panoramic countryside views, yet being only a short drive from amenities and transport links. The accommodation provides a smart dining kitchen with exposed stone wall and Stoves range oven, a terrific light and airy sitting room with feature stone fireplace and second reception room which could also be utilised as a third bedroom or study. A sun room is situated off the sitting room with a floor to ceiling picture window to enjoy the brilliant views and the principle bedroom is a lovely size with modern four piece en-suite. The second bedroom situated at the other end of the property is also a very good size with a smart shower room completing the accommodation. Outside the property stands on a generous plot, again benefiting from the beautiful outlook with off road parking for numerous vehicles, double garage with additional driveway and the beforementioned south facing lawned garden, summerhouse and two patio areas ideal for outdoor entertaining. Do not miss this opportunity to purchase this brilliant property and call Shankland Barraclough Estate Agents to arrange your viewing.

## The Accommodation...

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

### Ground Floor

#### Dining Kitchen 17'1" x 13'7" (5.21m x 4.14m)

A stunning dining kitchen the 'heart' of any home which has been beautifully finished with terrific characterful features including a vaulted ceiling having exposed beams and stone wall. The attractive shaker style kitchen has a range of base and wall units incorporating cupboards, drawers and wooden work surfaces with upstands and a tiled splash back. Inset Belfast sink with a mixer tap, integrated appliances including a dishwasher, washing machine and a feature Stoves range oven with extractor over. Space for a freestanding American style fridge/freezer, recessed base cupboard with drawers and shelving, oak flooring, two windows and door to the front elevation.

#### Inner Hall

With exposed beams, part panelled walls, wall light point and useful high level storage areas.

#### Snug/Bedroom 3 10'6" x 10'5" (3.20m x 3.18m)

A cosy second reception room which could also easily be utilised as a study or 3rd bedroom again enjoying exposed beams, two wall light points, antique style radiator and window to the front elevation.

#### Sitting Room 18'5" x 13'7" (5.61m x 4.14m)

A spectacular and elegant room with a high vaulted ceiling having wonderful exposed trusses and beams giving a real wow factor to this terrific reception room. A feature stone fireplace houses the multi-fuel stove with wooden lintel, two antique style radiators, five wall light points, window to the front elevation and double doors into:

#### Sun Room 10'7" x 7'8" (3.23m x 2.34m)

A delightful light and airy room having a wonderful floor to ceiling window enjoying superb views across the valley. Oak effect flooring, two velux windows, radiator and French doors out to the south facing patio.

#### Bedroom 1. 15'9" x 11'3" (4.80m x 3.43m)

A lovely principal bedroom enjoying a dual aspect with windows to both the front and side elevation. Two wall light points and antique style radiator.

#### En-Suite Bathroom

A modern en-suite with a four piece suite comprising a free-standing bath with shower attachment, low suite w.c, pedestal wash hand basin and large separate tiled shower stall. Heated towel radiator, part panelled walls, tiled floor, recessed spotlights and window to the side elevation.

#### Bedroom 2. 10'8 x 10'5" (3.25m x 3.18m)

Another double bedroom with exposed beams, stone fire place with two radiators, two wall light points and window to the front elevation.

#### Shower Room

A smart shower room with a tiled shower, low suite w.c and pedestal wash hand basin. Heated towel rail, tiled floor, exposed beams, recessed spotlights, cupboard housing the central heating boiler and window to the front elevation.

#### Outside

Outside the property stands on a brilliant south facing plot with a generous stone flagged patio immediately outside the property, extensive lawned area with flower borders housing a range of mature shrubs and bushes. There is a further patio area outside the summer house with some steps leading down to the double garage 19'3" x 18'1" which has an up and over door and further double doors to the side. Parking is available in front of the garage via electronic gates which is accessed off Main Street with further parking secure gated parking via Odda Lane onto the block paved driveway.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### **Tenure, Services And Parking**

Tenure: Freehold

Services: Mains Water, Mains Gas & Electric, Sewerage Is Via A Shared Septic Tank With One Other Property.

Parking: For at Least 3 Vehicles Via The Two Separate Driveways

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Superfast Broadband up to 43 Mbps download speed is available to this property. Mobile Phone coverage for voice calls is available to the four main carriers O2, EE, Three & Vodafone). For further information please refer to:

<https://checker.ofcom.org.uk>

### **Council Tax Leeds**

Leeds City Council Tax Band G. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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





### **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.

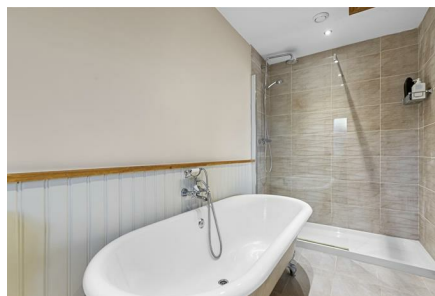
### **Mortgage Advice**

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.

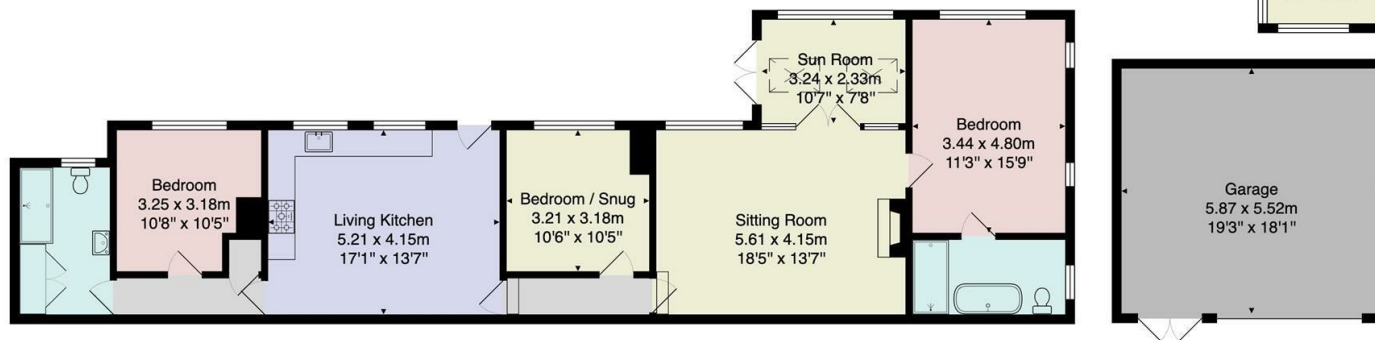
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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: 152.9 m<sup>2</sup> ... 1646 ft<sup>2</sup>

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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



Call us on 01943 889010  
[info@shanklandbarracclough.co.uk](mailto:info@shanklandbarracclough.co.uk)  
[www.shanklandbarracclough.co.uk](http://www.shanklandbarracclough.co.uk)

**SHANKLAND**  
**BARRACLOUGH**  
 ESTATE AGENTS