



27 THROSTLE NEST CLOSE, OTLEY LS21 2RR

Asking price £475,000

FEATURES

- Extended And Much Improved Four Bedroom Detached House
- Two Large Reception Rooms With The Sitting Room Including A Wood Burning Stove
- Four Bedrooms And The House Bathroom To The First Floor
- Gardens Front & Rear, Driveway Parking & A Double Garage
- Fabulous Proportioned Living & Dining Kitchen, With An Island & Bi-Fold Doors
- Valuable Downstairs Shower/WC, A Study & A Utility Room
- Lovely Countryside Views From Many Of The Windows.
- EPC Rating C / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroom House - Detached located on the edge of Otley

With beautiful views over the countryside, this four bedroomed family detached home offers attractive extended accommodation with neat gardens, a driveway and a double garage. The house incorporates a fabulous spacious living and dining kitchen with a large central island and bi folding doors to the rear garden. There are two excellent proportioned reception rooms, a family room and the impressive sitting room which has a wood burning stove. Finally to the ground floor there is a utility room, a valuable study and a smart modern three piece shower room with w.c. Moving up to the first floor there are four bedrooms, with the two larger bedrooms enjoying the countryside views and finally a smart house bathroom. Externally there are gardens to the front and rear, a driveway providing private off road parking and the double garage. Situated on the edge of Otley, well placed for countryside walks whilst also being close to excellent Primary schools and the highly regarded Prince Henry's Grammar School. To arrange your viewing of this fine home, 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 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:

Living & Dining Kitchen 14'4" x 11' plus 17'7" x 8'10" (4.37m x 3.35m plus 5.36m x 2.69m)

The perfect area for all the family to enjoy, the kitchen area offers a comprehensive range of fitted kitchen units having quartz worktops over including a large central island. Built in twin ovens, dishwasher and an induction hob with an extractor over. Large Bi-Folding doors lead out to the rear garden. This area seamlessly flows through to the living and dining area where there are radiators and further French doors to the outside.

Sitting Room 21'4" x 11'1" (6.50m x 3.38m)

A superbly proportioned sitting room that includes a focal wood burning stove, has a central heating radiator and a bow window to the front elevation.

Family Room 17'1" x 9'8" (5.21m x 2.95m)

With Bi-Folding doors adjoining the dining area of the kitchen, window to the front elevation and a central heating radiator.

Study 6'7" x 5'4" (2.01m x 1.63m)

Window to the front elevation and a central heating radiator.

Utility Room

Fitted with a modern range of wall and base units having a natural polished wood worktop over, sink unit inset and tiled splash backs over. Space and plumbing for a washer and a condensing tumble dryer.

Shower & WC

Smartly appointed with a modern three piece suite that includes a walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Complemented by tiled walls and a Velux window for natural light.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12' x 11'2" (3.66m x 3.40m)

With built in wardrobes including a deep walk in robe, a central heating radiator and a window to the front with lovely open views.

Bedroom 2. 12'1" x 9'10" (3.68m x 3.00m)

Central heating radiator and a window to the front with lovely long distance views.

Bedroom 3. 9'2" x 8'7" (2.79m x 2.62m)

Central heating radiator and a window to the rear where you can see the fields in the background.

Bedroom 4. 9'3" x 7'8" (2.82m x 2.34m)

Central heating radiator and a window to the rear where you can see the fields in the background.

House Bathroom

Fitted with a smart modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and wc to a modern vanity unit. Complemented by tiled walls, a central heating radiator and a window to the rear elevation.



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Gardens & Double Garage

The property benefits from having a double width driveway to a double garage (17'7" x 17'1"). The gardens include attractive stone flagged patios with a small area of artificial lawn, enclosed by fencing, whilst to the other side is a further stone patio to a lawned garden with sleeper raised beds.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Double Garage

Council Tax North Yorkshire Council

North Yorkshire Council Tax Band E. For further details on North Yorkshire Council Tax Charges please visit www.northyorks.gov.uk

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 37 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



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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.

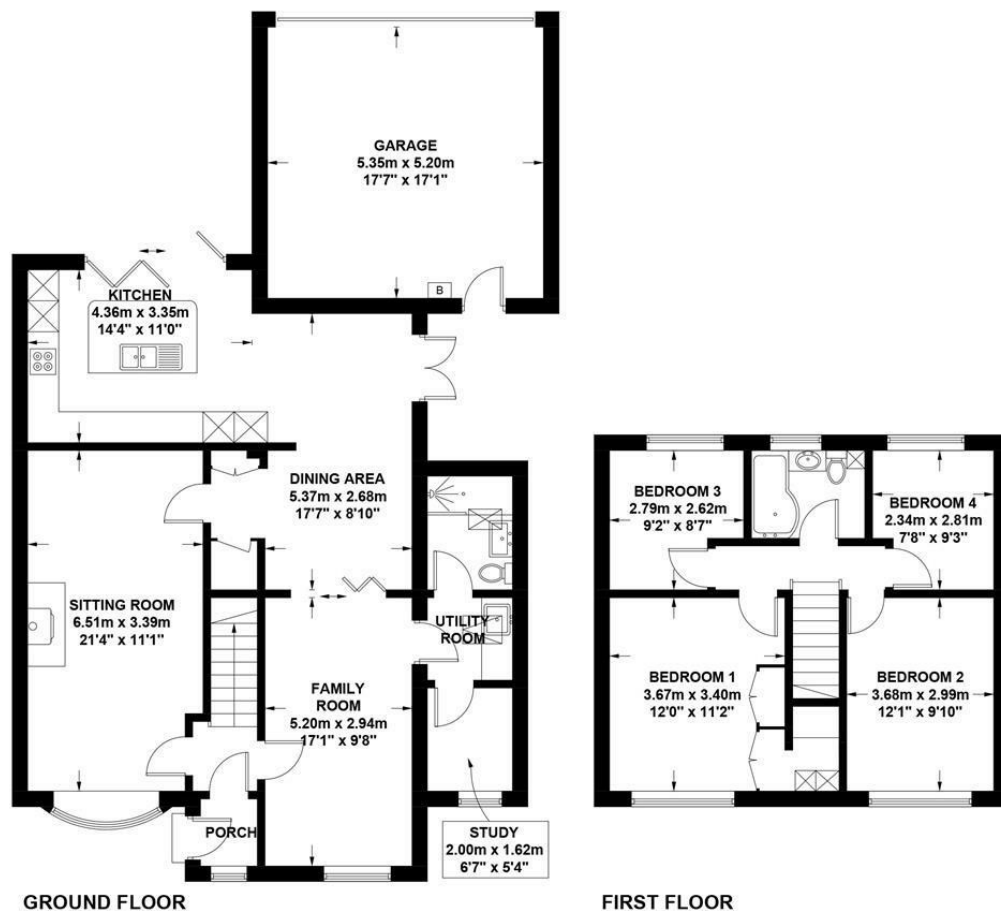
Please Note

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.



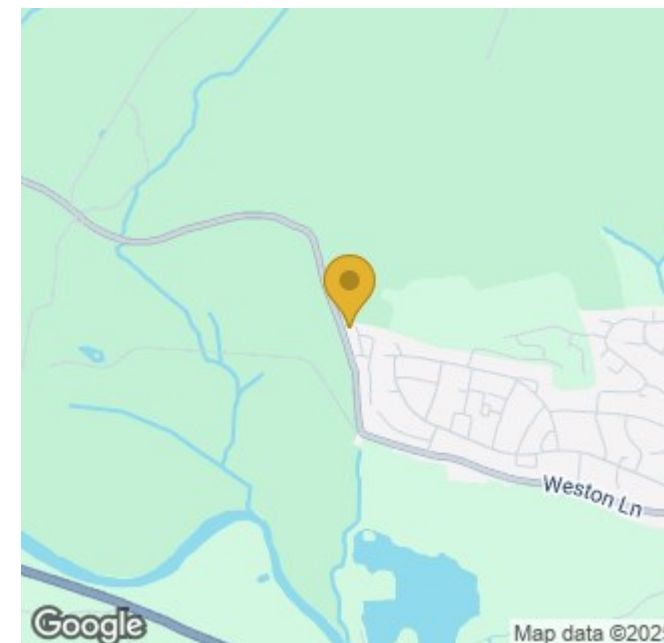
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(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@shanklandbarracrough.co.uk
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