



17 NEWALL HALL PARK, OTLEY LS21 2RD

Asking price £415,000

FEATURES

- Fantastic Proportioned Five Bedroomed Semi Detached House
- Two Good Sized Reception Rooms Looking Out Over The Gardens
- Well Appointed Kitchen With Built in Oven & Hob
- Ideal Home For A Family With Potential For A Self Contained Annex To The Ground Floor
- Standing Within A Generous Proportioned Garden Enjoying A Southerly Aspect
- Smartly Appointed Four Piece House Bathroom & A Second Toilet
- Extensive Built In Storage Cupboards, Utility & Storage Room
- EPC Rating D/ Tenure Freehold / Council Tax D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

5 Bedroom House - Semi-Detached located in Otley

Space, Space And More Space. 17 Newall Hall Park offers over 1500 sq ft of living accommodation, arranged over three floors providing the ideal living space for a growing family, together with having an excellent sized garden, again perfect for all the family and finally being very well placed close to Prince Henry's Grammar School, making it the perfect family home. Located on the highly regarded Newall Hall Park area, the property which is complemented by sealed unit double glazing and gas fired central heating, incorporates five bedrooms, 2 large reception rooms, a kitchen, utility, a four piece house bathroom and a second toilet. Externally the gardens are predominantly to the side and rear, enclosed by fencing and the beautiful old Victorian walling from Newall Hall. The gardens are laid to lawn and with a lovely selection of fruit trees, shrubs and bushes, together with a paved patio enjoying a southerly aspect. We strongly recommend an appointment to view this home in order to fully appreciate the space both inside and out on offer here. To arrange your viewing, simply contact Shankland Barraclough Estate Agents in Otley.

Newall Hall Park is a popular and sought after neighbourhood within reach of Otley town centre and all local amenities. Excellent location with walks along the side of the river and through Wharfe Meadows Park which has a children's safe play area. 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:

Ground Floor

Hallway

With a glazed door from the garden together with a window for good natural light, this long hallway has a central heating radiator and useful storage cupboards built under.

Kitchen 13'1" x 7'11" (3.99m x 2.41m)

Fitted range of wall and base units having worksurfaces over, a sink unit inset and tiled

splash backs surrounding. The kitchen includes an eye level electric oven and hob, provides space and plumbing for a washer and a dishwasher. Window looking over the garden.

Utility / Storage Room 7'4" x 6'7" (2.24m x 2.01m)

With light and power. Currently houses an extra fridge-freezer and a condensing tumble dryer.

Dining Room 14'6" x 11' (4.42m x 3.35m)

Central heating radiator and a window looking over the garden.

Study or Bedroom 5

Central heating radiator and a window to the side elevation.

Middle Floor

Landing

A long landing having a window looking over the garden.

Bedroom 1 12'1" x 10'11" (3.68m x 3.33m)

Central heating radiator and a window to the front elevation.

Bedroom 2

With two windows and a central heating radiator.

Bedroom 3 10'11" x 8'6" (3.33m x 2.59m)

Central heating radiator and a window to the rear.

Store 7'7" x 7'6" (2.31m x 2.29m)

House Bathroom

Fitted with a smart modern four piece suite that includes a walk in shower with a glazed screen, a panelled bath, wash hand basin and a low level wc. Complemented by tiling to the walls, a chrome central heated towel rail and a window to the front elevation.

Second Toilet

Low level wc and a window.

Top Floor

Living & Dining Room 20'11" x 17'3" maximum (6.38m x 5.26m maximum)

A lovely large reception area with windows looking out over the gardens to both sides, a focal fireplace and decorative panelling to one wall, together with a central heating radiator.

Bedroom 4

Central heating radiator and a window looking over the gardens.



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Hallway

Composite outer door to the parking area.

Outside

When approaching the property from Newall Hall Park, the front appears to look like a bungalow, but looks are deceiving, this is a three storey family home. Parking to the front and a carport entrance. Moving around to the side and rear there are wonderful lawned gardens with fruit trees inset, an ornamental pond, vegetable patch, fencing and a lovely Victorian Wall which would have been the original kitchen garden to Newall Hall. The gardens enjoy a south / south easterly aspect, perfect for the long summer days and early evening sunshine.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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 D. 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



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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.

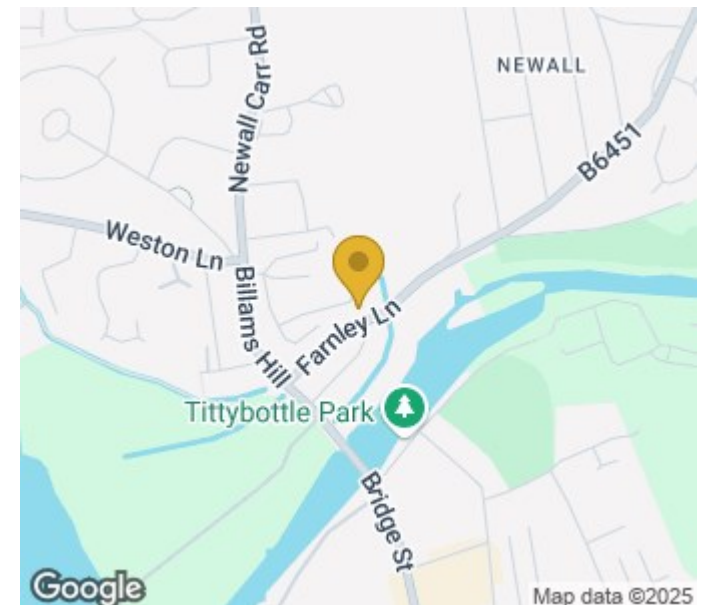


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 82
(81-91) B		
(69-80) C		
(55-68) D	 67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU 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 measurements.



T: Call us on 01943 889010
E: info@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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