



# 9 GHYLL BECK DRIVE OTLEY LS21 3NF

**Asking price £485,000**

## FEATURES

- Beautifully Presented & Extended Semi- Detached Property
- Welcoming Entrance Hall With Elegant Sitting Room Having A Bay Window
- Luxurious House Bathroom, Utility Room & Downstairs W.C
- Block Paved Driveway & Garage Store
- Enclosed Lawned Garden With Decked Area Ideal For Entertaining
- Sympathetically Modernised Yet Retaining Features & Character
- Superb Large Living Dining Kitchen Incorporating Three Rooms In One
- Three Double Bedrooms And Further Single Bedroom/Study
- Freehold / EPC Rating C / Council Tax Band C
- Thoughtfully Modernised Retaining All Of The Property's Character



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# Beautifully Presented & Extended 4 Bedroomed Semi Detached

## 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...

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

### Ground Floor

#### Entrance Hall

A welcoming entrance hall having attractive features with panelled walls, ceiling cornice and picture rail. Part glazed composite doors to both the front and side elevation, radiator, wood effect flooring and stairs up to the first floor.

#### Sitting Room 12'1" x 11'3" (3.68m x 3.43m)

Elegant reception room enjoying a bay window to the front elevation and electric stove with a tiled hearth. Ceiling cornice, picture rail and radiator.

#### Living Dining Kitchen 20'7" x 19'1" (6.27m x 5.82m)

A superb space, the 'heart' of any family home, that has been extended to create three rooms in one overlooking the rear garden. The kitchen has range of modern base and wall units incorporating cupboards, drawers, breakfast bar and co-ordinating work surfaces having upstands and a tiled splash back. Inset one and a half bowl sink unit with mixer tap, space for a freestanding fridge/freezer and integrated appliances including a dishwasher and dual fuel range oven having a stainless steel hood over. Ceiling cornice, picture rail, recessed spotlights, wood effect flooring, two velux windows, window to the rear and French doors out to the rear garden.

#### Utility Room

A very useful space having plumbing for an automatic washing machine, additional one and a

half bowl stainless steel sink unit with base cupboards with co-ordinating work surfaces having a tiled splash back. Wall mounted gas fired boiler, tiled floor, recessed spotlights, window to the rear and part glazed composite door to the side elevation.

## Downstairs W.C

With a low suite w.c, part tiled walls and floor.

## First Floor

### Landing

With ceiling cornice.

#### Bedroom 1. 11'11" x 11'11" (3.63m x 3.63m)

A good sized double bedroom with a feature cast iron fire place and fitted wardrobes either side of the chimney breast. Picture rail, radiator and bay window to the front elevation.

#### Bedroom 2. 12'6" x 11'6" (3.81m x 3.51m)

Another generous double bedroom with picture rail, laddered access to the attic room, radiator and window to the rear elevation overlooking the rear garden.

#### Bedroom 3. 13'2" x 8'6" (4.01m x 2.59m)

A third double bedroom benefiting from a dual aspect with windows to both the front and rear elevation. Radiator and picture rail.

#### Bedroom 4. 7'1" x 6'8" (2.16m x 2.03m)

A single bedroom which is currently being used as a study and provides an ideal space for those working from home with a radiator and deep silled bow window to the front elevation.

## Bathroom

A smart and modern recently installed family bathroom with a four piece suite incorporating a freestanding bath with shower attachment, low suite w.c, wash hand basin with cupboard under and separate shower stall. Heated towel rail, vinyl flooring, mermaid boarding and window to the rear elevation.

## Attic Room

Accessed via a drop down ladder from the second bedroom, an extremely useful space which could be utilised in numerous ways with an exposed brick wall and three velux windows enjoying terrific views of The Chevin.

## Outside

To the front the property benefits from having a block paved driveway providing off road



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parking, which continues to the side and a covered canopy before a covered garage store (8'11" x 8'10"). Moving around to the rear there is a well presented fully enclosed predominantly lawned garden that enjoys a westerly aspect with decked seating area ideal for outdoor entertaining and for a growing family to enjoy on a summers day.

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

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

#### **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**

Leeds City Council Tax Band C. 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



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### **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.



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Total Area: 141.7 m<sup>2</sup> ... 1525 ft<sup>2</sup>

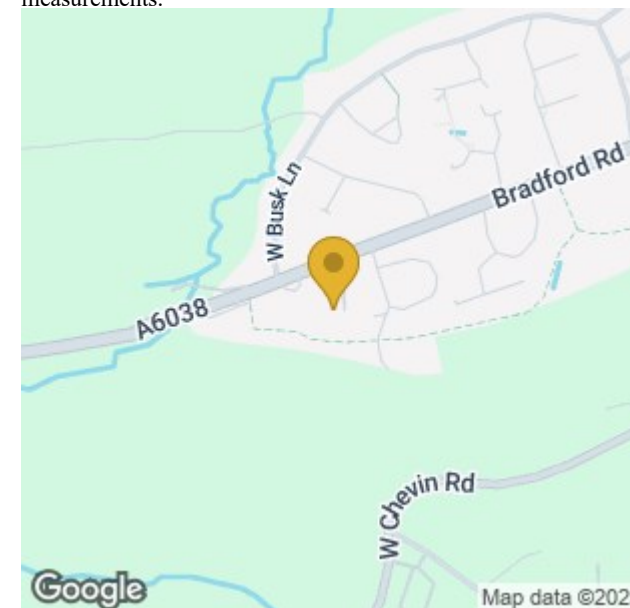
All measurements are approximate and for display purposes only.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

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