



15 HARECROFT ROAD, OTLEY LS21 2BG

Asking price £550,000

FEATURES

- An Individual Detached Home, Beautifully Extended To The Ground Floor
- Stunning Modern Living And Dining Kitchen With Bi Folding Doors To The Rear Garden
- Sumptuous Sitting Room With A Deep Bay Window Feature And A Wood Burning Stove
- Luxuriously Appointed Four Piece Bathroom With A Bath And A Walk In Shower
- A Beautiful Blend Of Character Features With Modern Fixtures And Fittings Throughout
- Luxurious Underfloor Heating To The Ground Floor With Smart Modern Herringbone Amtico Flooring
- Driveway Parking And A Generous Proportioned Private Garden
- Close To Wharfe Meadows Park & Riverside Walks, Together With Prince Henry's Grammar School For Families
- EPC Rating D / Tenure Freehold / Council Tax Band E



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ESTATE AGENTS

A Stunning Extended Three Bedroom Detached Set Within A Very Desirable Neighbourhood

++ LAUNCH DAY SATURDAY 23RD AUGUST - CALL NOW TO SECURE YOUR VIEWING TIME ++ Nestled in the sought after neighbourhood of Harecroft Road in Otley, this delightful detached house, built in the late 1920's, offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 1,328 square feet, the property features three well-proportioned bedrooms and a beautifully extended living space that is sure to impress.

Upon entering, you are welcomed into a spacious sitting room, adorned with a deep square bay window that floods the room with natural light, complemented by a cosy wood-burning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the stunning modern living and dining kitchen, which has been thoughtfully designed to create an inviting atmosphere. With bi-folding doors that seamlessly connect the indoor space to the attractive enclosed rear garden, this area is ideal for both entertaining and everyday family life.

The property boasts a striking modern bathroom, fitted with a luxurious four-piece suite that includes both a bath and a large walk-in shower, ensuring a relaxing retreat. Outside, the immaculate landscaped gardens are predominantly laid to lawn, featuring raised beds, a greenhouse, and a generous patio area, perfect for al fresco dining or simply enjoying the tranquil surroundings.

Conveniently located, this home is within easy reach of outstanding local schools, including the highly regarded Prince Henry's Grammar School. Additionally, the picturesque Wharfe Meadows Park and scenic riverside walks are just a short stroll away, making this property an ideal choice for families and nature lovers alike. With parking to the driveway, this charming home is a rare find in a sought-after area. Don't miss the opportunity to make this beautiful house your new home.

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 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 UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR WITH CENTRAL HEATING RADIATORS TO THE FIRST FLOOR, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

A spacious and welcoming hallway having a door to the front elevation, a window to the side, Amtico Herrigbone flooring and the staircase to the first floor.

Sitting Room 14'4" x 12'9" (4.37m x 3.89m)

The perfect relaxation room full of character having a fantastic focal fireplace to the chimney breast with a warming wood burning stove inset, attractive plastered ceiling cornice and a deep square bay window. Amtico Herrigbone flooring.

Living & Dining Kitchen 23'3" x 21'4" (7.09m x 6.50m)

The room that certainly impresses. A fabulous living and entertaining space created by a superbly extended room having full width bi-folding doors to the rear garden and three large Velux windows throwing an abundance of natural light into this fabulous room. Fitted with an extensive range of modern fitted kitchen units including a large central island in blue with quartz worksurfaces over. The kitchen includes a stainless steel range cooker, has an integrated fridge and freezer, dishwasher and wine fridge all built in. Amtico Herrigbone flooring.

Downstairs WC

Smart modern suite having a low level wc and a wash hand basin. Half tiled walls, space and plumbing for a washer with a useful cupboard over providing great storage. Window to the side elevation.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 14'4" x 12'9" (4.37m x 3.89m)

Lovely square bay window to the front elevation with a contemporary barrel styled radiator and picture rails complementing the decorations.

Bedroom 2. 12'9" x 12' (3.89m x 3.66m)

Window looking out over the private rear garden, a contemporary barrelled radiator and picture rails complementing the decorations.

Bedroom 3. 9'6" x 8'10" (2.90m x 2.69m)

Lovely angled bow window to the front elevation and a contemporary barrelled radiator.

House Bathroom

A touch of luxury is found to the bathroom which is complemented by attractive tiled walls and flooring and fitted with a four piece suite that includes a bath, large walk in shower with a glazed screen, a low level wc and a wash hand basin to vanity unit. Electric underfloor heating and a central heating radiator.

Outside

Set in a good sized level garden plot, the property includes driveway parking to the front together with a neat lawn that extends around to the side. Moving around to the rear there is a large paved patio area as you step out of the full width bi-folding doors, the perfect place for alfresco dining and drinks. This then



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leads to the main garden area which is predominately laid to lawn together with having a bespoke modern greenhouse which has electric supplied, and raised vegetable beds for the garden enthusiast. Good storage to three sheds ideal for bikes, garden equipment and tools. This garden really is a lovely area for all the family to truly enjoy.

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 10,000 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.gov.uk>

Council Tax

Leeds City Council Tax Band E. 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

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.



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Offer Acceptance & AML Regulations

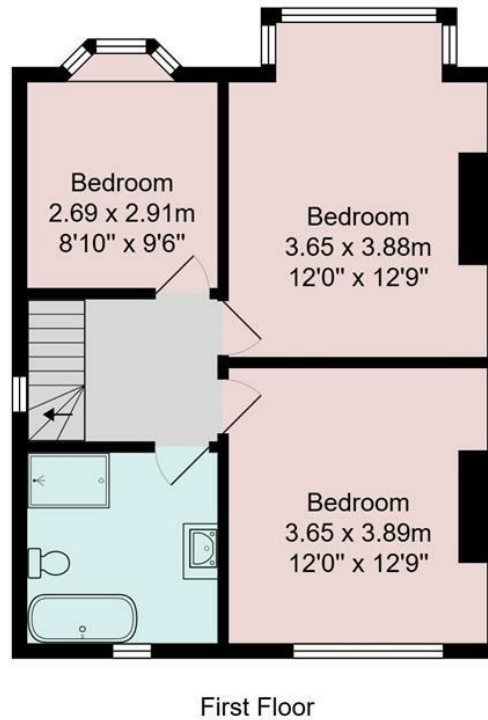
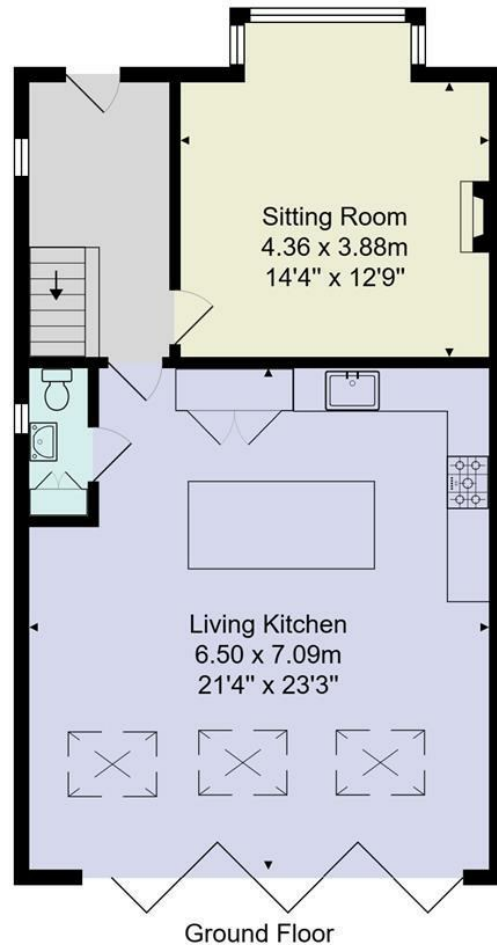
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.

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: 123.4 m² ... 1328 ft²

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) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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