



BREMNER HOUSE BREMNER STREET, OTLEY LS21 1JD

Asking price £595,000

FEATURES

- Individual Architect Designed Stone Built Four Bedroomed Detached House
- Excellent Proportioned Dining Kitchen With A Utility Room & Downstairs WC Off
- En-suite And Dressing Room To The Main Bedroom, Four Piece House Bathroom Also To The First Floor
- Convenient Location Just A Short Walk From Shops And The Town Centre Amenities
- Attractive Fully Enclosed Garden & Private Double Width Block Paved Driveway
- Sitting Room With A Feature Wood Burning Stove And A Study / Snug Room
- Stone Built Games Room And Large Workshop / Store
- EPC Rating C / Tenure Freehold / Council Tax E



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Smart Stone Built 4 Bedroom Detached In A Great Central Location

Set on Bremner Street in the charming town of Otley, this attractive stone-built detached house, constructed in 2012, offers a perfect blend of modern living and convenience. Spanning an impressive 1,437 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

With four well-proportioned bedrooms, this home is ideal for families seeking comfort and space. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The heart of the home is undoubtedly the fabulous living and dining kitchen, which features French doors that open onto the southerly facing enclosed rear garden. This delightful outdoor space is perfect for family gatherings and summer barbecues, allowing for seamless indoor-outdoor living.

In addition to the main living areas, the property includes a large outside games room and a workshop/store, offering versatile options for hobbies or additional storage. The private driveway provides convenient parking, ensuring that you and your guests can come and go with ease.

Situated within easy walking distance of local shops and the town centre amenities, this home is perfectly positioned for those who appreciate the convenience of nearby facilities while enjoying a peaceful residential setting. This property is a wonderful opportunity for anyone looking to settle in a vibrant community with all the comforts of modern living.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents In Otley.

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:

Entrance Hallway

Via a uPVC outer door with glazed insets, central heating radiator and the staircase to the first floor.

Sitting Room 16'1" x 11'1" (4.90m x 3.38m)

Having a warming wood burning stove inset to the chimney breast with a carved stone surround, under floor heating and uPVC windows to the front and side elevations.

Study 8'11" x 6'1" (2.72m x 1.85m)

Central heating radiator and a uPVC window.

Dining Kitchen 20'2" x 18'3" (6.15m x 5.56m)

A stunning dining kitchen, the perfect hub to this fine home. Spacious dining area with built in seating, stylish modern solid oak wall and base units having work surfaces over, all complemented by beautiful tiled flooring with warming under floor heating. The kitchen includes the fabulous Range with an extractor hood over, both by Rangemaster, an integrated dishwasher and fridge, windows and French doors that lead out to the private, fully enclosed garden.

Utility Room

Fitted kitchen units with a sink inset, space and plumbing for a washing machine and a condensing tumble dryer. Tiled flooring with under floor heating and a uPVC window.

Downstairs WC

Modern two piece suite comprising a low level w.c and a wash hand basin.

First Floor Landing

With access to the following rooms:

Bedroom 1. 15' x 10'8" plus dressing room and en-suite (4.57m x 3.25m plus dressing room and en-suite)

Central heating radiator and uPVC windows.

Dressing Room

Offering an extensive range of built in wardrobes providing excellent hanging and shelved storage.

En-Suite

A three piece suite comprising a shower cubicle, wash hand basin and a low level w.c. Complemented by tiled flooring and tiled splash backs to the walls.

Bedroom 2. 12'1" x 11' (3.68m x 3.35m)

Central heating radiator and a uPVC window.

Bedroom 3. 8'11" x 7'11" (2.72m x 2.41m)

Central heating radiator and a uPVC window.

Bedroom 4. 12'2" x 6'5" (3.71m x 1.96m)

Smartly designed with built in bunk beds, a central heating radiator and a uPVC window.

House Bathroom

Fitted with a four piece suite in white comprising a panelled bath, a shower cubicle, wash hand basin and a low level w.c. Complemented by tiled flooring and splash backs, a chrome central heated towel rail and a uPVC window.



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Outside

The property has a small stone walled garden area to the front. There is then a much larger, privately enclosed back garden with a southerly aspect, artificial lawn, Indian stone patios, walling and hedging. Neat block paved driveway, double width provides ample off road parking.

Games Room 18'3 x 9'7" min (5.56m x 2.92m min)

A great addition is this external games room having a uPVC door and window, light and power supplied.

Workshop / Store 17'7" x 11'2" (5.36m x 3.40m)

Attached to the games room with a uPVC door, light and power supplied.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway Parking

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.

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.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.

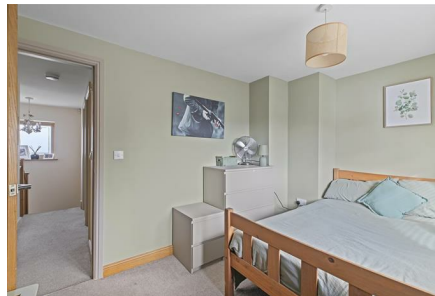
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

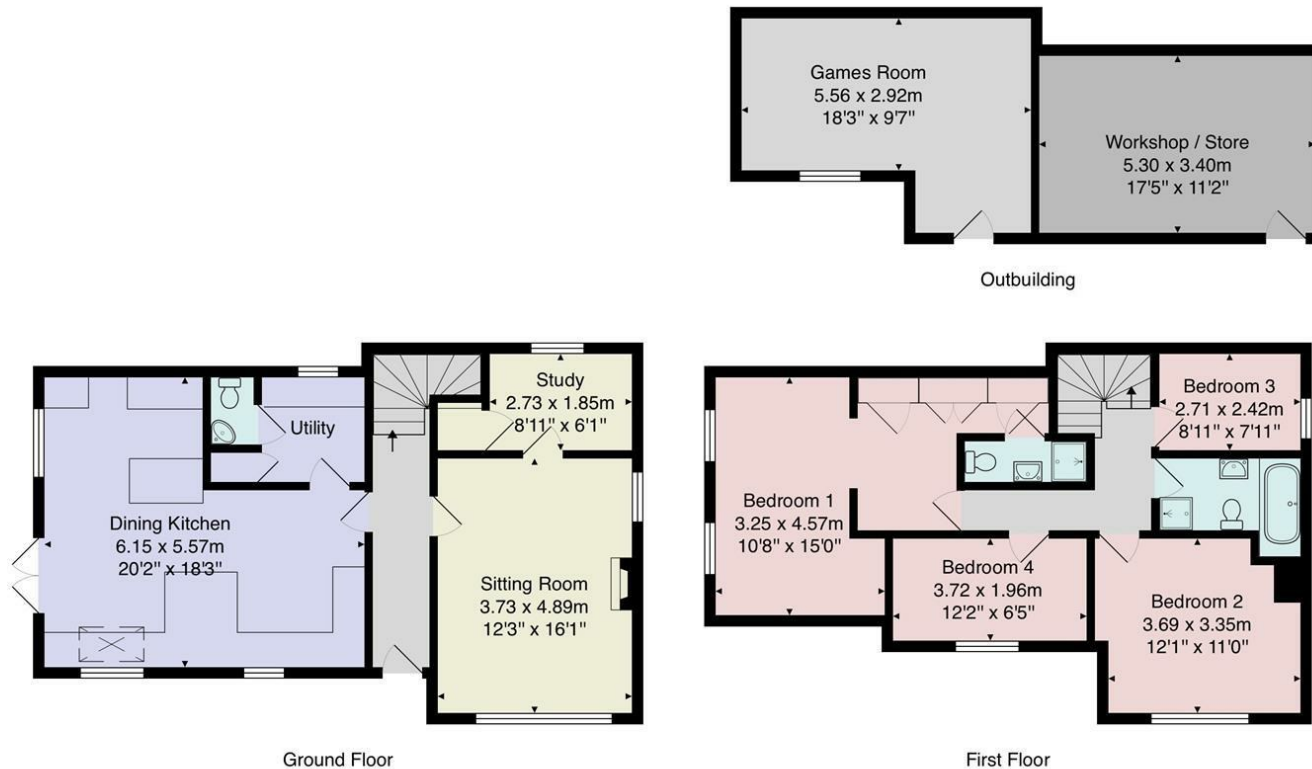
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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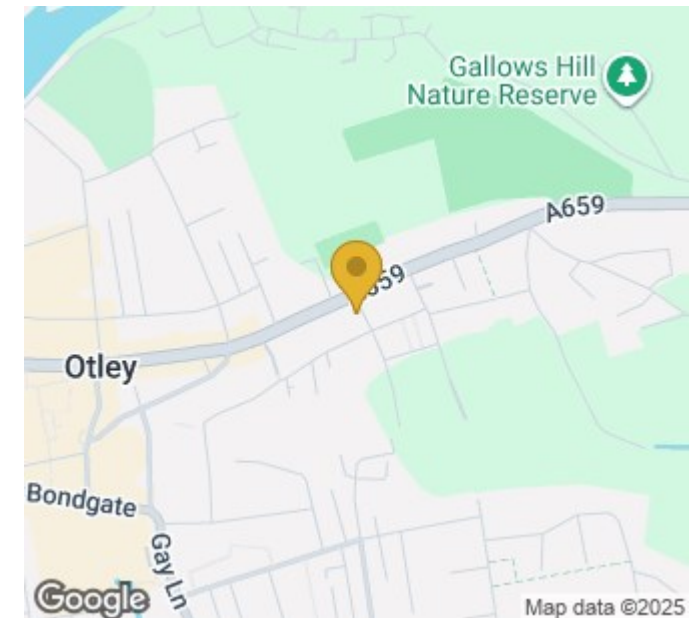


Total Area: 168.3 m² ... 1812 ft²

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 | | 85 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (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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