



5 WHITELEY CROFT RISE OTLEY LS21 3NR

Asking price £535,000

FEATURES

- Sumptuous Architect Re-Designed Extended Detached Residence Appointed To The Highest Of Specifications
- A Luxurious Living & Dining Kitchen Fully Integrated With High End Appliances
- Large Central Island, Corian Worksurfaces, Instant Hot Water Tap, Wood Burning Stove, Full Width Sliding Glazed Doors
- Three Stylish Modern Bathrooms, All Fully Tiled, Two Upstairs And One Downstairs
- Private Fully Enclosed Landscaped Gardens With A Fantastic Outside Dining Area
- New Roof, Aluminium Cladding And Seamless Guttering, Through Coloured Render
- Good Parking To The Front, Carport And An Integral Garage
- Convenient Location, Peaceful, Yet Only A Few Minutes Walk From The Town Centre Amenities
- This Is A Very Special Home Truly Worthy Of An Appointment To View To Be Fully Appreciated
- Viewings Are Strictly By Prior Appointment Through Shankland Barracough Estate Agents



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Beautifully renovated 3 bedroom detached in Otley town centre

Simply Stunning! Conveniently located just a short stroll from the town centre, this exceptional detached house, originally built in the mid 1970's was thoughtfully and tastefully extended and improved in 2020/21 and now offers a perfect blend of modern luxury and architectural elegance. This individual residence has been exquisitely extended and beautifully appointed throughout, making it an ideal home for a variety of buyers looking for luxurious accommodation within a convenient locality.

Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the property. The heart of the home is undoubtedly the stunning living and dining kitchen. This impressive space is luxuriously fitted with high-end appliances and features a fabulous central island, perfect for both cooking and entertaining. The kitchen flows effortlessly into the living area which also boasts a focal wood burning stove, where full-width sliding doors create a seamless connection to the beautifully landscaped gardens, allowing natural light to flood the space and providing a tranquil outdoor retreat.

The property boasts three well-proportioned double bedrooms, each designed with comfort in mind. Accompanying these bedrooms are three modern bathrooms, two to the first floor and one to the ground floor, all exquisitely appointed and fully tiled, ensuring convenience and style for the entire family and your guests.

The property offers parking for up to three cars, a rare find in such a desirable location and an integral garage. The aluminium windows and doors are fitted with solar blinds, enhancing energy efficiency while adding a contemporary touch to the home.

This remarkable property is not just a house; it is a lifestyle choice, offering a perfect sanctuary for modern living in a picturesque setting. With its blend of luxury, space, and thoughtful design, this home is sure to impress.

To arrange your viewing, 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 with GAS FIRED CENTRAL HEATING, ALUMINIUM SEALED UNIT DOUBLE GLAZING, ELECTRIC (REMOTE CONTROLLED) UP AND OVER GARAGE DOOR and with approximate room sizes, comprises:

Ground Floor

Entrance Vestibule

An attractive and welcoming entrance to this wonderful property, with herringbone oak flooring and a built in seat with concealed storage. Opening through to the:

Sitting Room 11'9" x 14'4" (3.58m x 4.37m)

A stylish and versatile room with Crittall style pocket doors allowing the sitting room to be part of a large flowing entertaining space incorporating the fantastic kitchen, or closed to make a cosy retreat. Full height window to the front, and herringbone oak flooring continuing from the entrance and through to the adjoining living dining kitchen.

Living Kitchen 22'4" x 20'10" (max) (6.81m x 6.35m (max))

Truly the star of the show, this excellent living kitchen has been thoughtfully designed to maximise practicality and space. A bank of units along one wall neatly houses integrated appliances including a full height fridge, full height freezer, two ovens and a further combination microwave oven with warming tray beneath. A large central island, with beautiful Corian work surfaces, has the dishwasher, wine fridge, induction hob and instant hot water tap completing the excellent range of appliances, along with further cupboard and drawer space. Moving beyond the kitchen area, the room opens into a wonderful dining space with sliding glazed doors to the rear garden, and a cosy corner snug with log burning stove, making this a room for all seasons and a wonderful hub of the home.

Cloaks/Wet Room

Accessed via an inner hall from the living kitchen, this stylish cloakroom also benefits from having a shower fitted, with fully tiled walls and flooring creating a downstairs wet room. Concealed cistern low suite wc, and wall-mounted basin.

Utility/Store Room 11'6" x 8'2" (3.51m x 2.49m)

Accessible both internally and externally, via the inner hall and a panelled electric door to the front, a very useful storage space.

First Floor

Landing

A spacious landing with access to the boarded and insulated loft space, and attractive built-in bookcase.

Bedroom 15'9" x 7'11" (4.80m x 2.41m)

A good sized double room, currently cleverly split into bedroom and office space, with windows to both front and rear.

Bedroom 12'8" x 8'4" (3.86m x 2.54m)

An excellent main bedroom with window to the rear, ample space for wardrobes and a smart en suite.

En Suite

As you would expect from this stylish property, a sleek and modern en suite with large walk-in shower,



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wall-mounted vanity unit with basin, concealed cistern low suite wc and illuminated mirror. Window to the rear and fully tiled walls and floor.

Bedroom 13'7" x 8'4" (4.14m x 2.54m)

A third double bedroom, again with excellent space for storage and large window to the front.

Bathroom

A beautifully finished and well-designed bathroom, again with sleek tiling to all walls and flooring, a panelled bath with shower over, vanity unit with basin, low suite wc and large heated towel rail. Window to the front.

Outside

To the front of the property is a neat lawned area with ample tarmacked driveway to the side leading to a carport. Gated access to the side of the property leads to the rear garden with PodPoint EV charging point. Immediately beyond the living kitchen sliding doors is a smart seating area with large tiled flooring and glass balustrades, leading down to the well-stocked private garden with lawns, raised beds and pergola.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and Car Port

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>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Leeds

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.



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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.

Offer Acceptance & AML Regulations

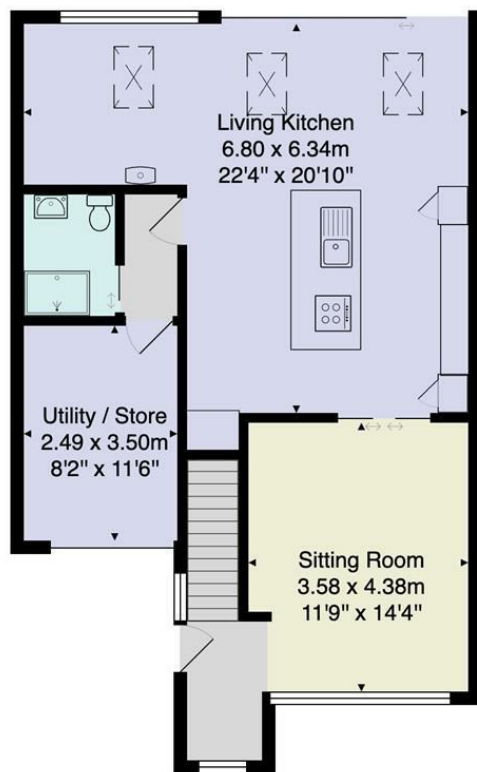
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

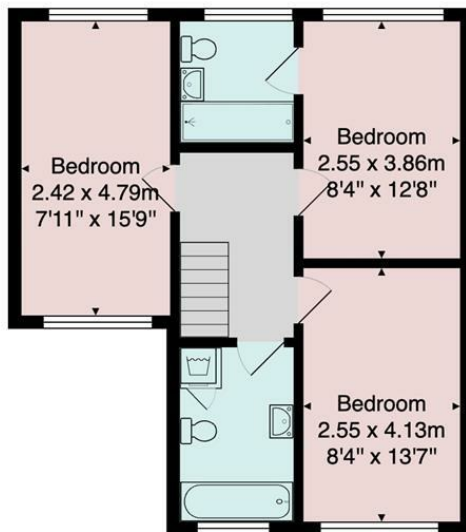
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Ground Floor



First Floor

Total Area: 123.2 m² ... 1326 ft²

All measurements are approximate and for display purposes only.

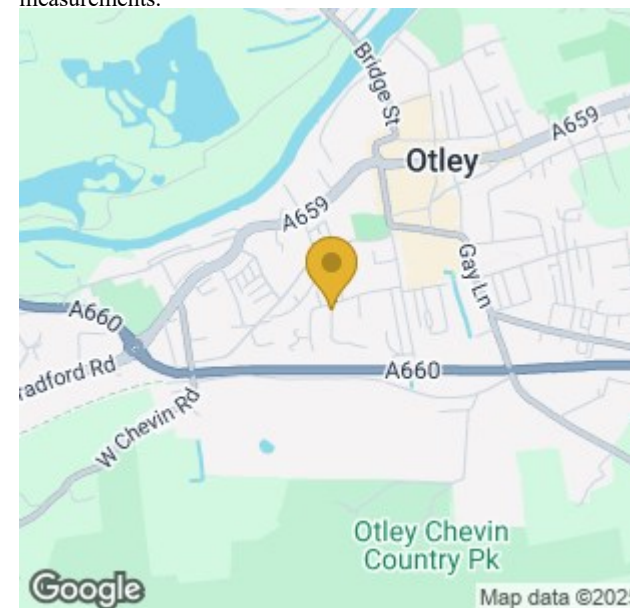
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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.



Call us on 01943 889010
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