



Otley Old Road, Leeds LS16 6BX

welcome to

Otley Old Road, Leeds

This beautifully finished five-bedroom home blends modern open-plan living with luxurious touches throughout. Featuring a stunning kitchen-diner, versatile garden room, and landscaped outdoor spaces & electric car charging point—it's the perfect home for entertaining, relaxing, and family life.



Ground Floor
Entrance Porch

6' 10" x 7' 10" (2.08m x 2.39m)
A welcoming entrance porch with a front door and windows to both the front and side, allowing natural light to fill the space. The tiled flooring offers a practical and stylish touch—perfect for storing coats and shoes. An internal door leads seamlessly into the main hallway.

Entrance Hallway
A charming and spacious hallway featuring stylish Karndeian flooring, a radiator for warmth, and a handy storage cupboard. The open staircase, complete with a sleek glass balustrade, adds a contemporary touch and leads gracefully to the first floor.

Kitchen
17' 6" x 17' 4" (5.33m x 5.28m)

This beautifully designed, modern kitchen offers both style and functionality in equal measure. At its heart is a generous central island featuring a sleek, light-toned quartz countertop, dark cabinetry, and an integrated stovetop, breakfast bar style seating perfect for both everyday cooking and entertaining.
A ceiling-mounted range hood with built-in lighting adds a touch of sophistication while ensuring practicality.

The kitchen is finished with warm Karndeian flooring and a harmonious blend of light and dark cabinetry. Built-in appliances, including an oven plus combination microwave oven and warming drawer, larder fridge, larder freezer and wine cooler, are seamlessly integrated for a clean, streamlined look. A bank of light-coloured cabinets provides ample storage, complemented by matching quartz countertops and high-quality silver handles. Inset sink fitted with a convenient boiling water tap, offering instant hot water at your fingertips. Useful storage cupboard.
The space flows effortlessly into a bright dining area, bathed in natural light from large windows —creating a perfect setting for family meals or hosting guests.

Lounge / Dining Area
29' 10" x 19' 11" max (9.09m x 6.07m max)

This beautifully designed open-plan space seamlessly blends comfort and sophistication. The room is bathed in natural light, thanks to expansive skylights and large sliding glass doors that open onto the outdoor area—perfect for indoor-outdoor living.
Ample space for both living and dining spaces with a modern inset electric fireplace, attractive Karndeian flooring and ceiling spot lights.
Utility Room
8' 9" x 6' 3" (2.67m x 1.91m)
A highly functional utility space featuring contemporary wall and base units, complemented by a stainless steel sink with a sleek mixer tap. The room offers plumbing and space for both a washing machine and tumble dryer, along with an integrated dishwasher for added convenience. A side door leads directly to the porch, providing easy access and practicality. Karndeian flooring

Side Porch
A practical through porch offering side access without the need to enter through the main house—ideal for busy households or outdoor enthusiasts. With direct access to the rear garden and durable tiled flooring, it's the perfect spot to leave muddy boots and outdoor gear.

Bedroom One
13' 9" x 11' 11" (4.19m x 3.63m)
A beautifully proportioned double bedroom located on the ground floor, offering generous space for free-standing furniture. The room features a front-facing window that allows natural light to flow in, ceiling spotlights for a modern touch, and a radiator for year-round comfort. This bedroom also benefits from direct access to a private en-suite bathroom, adding convenience and privacy.

Ensuite Bathroom
11' 3" x 9' 5" (3.43m x 2.87m)
This beautifully appointed bathroom combines luxury and functionality with a sleek, modern design. A freestanding bathtub offering a serene spot to unwind. Adjacent is a stylish glass-enclosed double shower, finished with sophisticated grey porcelain tiles that extend across the wall and floor for a seamless, high end look and underfloor heating provides a touch of luxury. A vanity unit with wash basin and low flush wc. Recessed ceiling lights provide soft, ambient lighting, while a wall-mounted towel rack adds both convenience and style.

Shower Room
7' 8" x 5' 9" (2.34m x 1.75m)
A sleek and modern shower room located on the ground floor, featuring a stylish corner shower enclosure with a clear glass screen. The space includes a low-flush WC and a vanity unit with an integrated wash basin, porcelain wall tiles and elegant porcelain flooring with the added comfort of underfloor heating. An internal door provides convenient access to the garage.

Bedroom Two
10' 4" x 11' 8" (3.15m x 3.56m)
A generously sized and adaptable ground floor bedroom, presented in neutral decor to suit any style. The room features a side-facing window that brings in natural light, a radiator for comfort, and a useful built-in storage cupboard.

First Floor - Landing
Stairs rise from the ground floor to a bright and airy landing, enhanced by an attractive glass balustrade and skylight window. A radiator provides warmth.
Bedroom Three
20' 2" x 10' 10" max (6.15m x 3.30m max)
A generously sized double bedroom featuring sleek ceiling spotlights, a radiator for comfort, and a rear-facing window that offers lovely views over the garden. This room also benefits from direct access to a private en-suite shower room, providing both convenience and privacy.

Ensuite
5' 10" x 5' 6" (1.78m x 1.68m)
A well-appointed en-suite featuring a corner shower enclosure with a glass screen and electric shower. The space includes a sleek vanity unit with integrated wash basin, a low-flush WC, and a heated towel rail. Finished with stylish porcelain wall tiles and elegant porcelain flooring with the added comfort of underfloor heating. This bathroom also benefits from a window for natural light and ventilation.

Bedroom Four
14' 11" x 10' 11" (4.55m x 3.33m)
Another good sized double bedroom with neutral decor, radiator and window to the rear.
Bedroom Five
17' 7" x 15' some restricted head height (5.36m x 4.57m some restricted head height)
A versatile bedroom with neutral decor, ceiling spot lights, radiator and window to the front with far reaching views.

Shower Room
5' 6" x 5' 9" (1.68m x 1.75m)
Featuring a corner shower enclosure with a glass screen and electric shower. The space includes a sleek vanity unit with integrated wash basin, a low-flush WC, and a heated towel rail. Finished with stylish porcelain wall tiles and porcelain flooring with the added comfort of underfloor heating.
Outside
To the front of the property lies a generous block-paved driveway, offering ample off-street parking for multiple vehicles. Mature shrubs add charm and kerb appeal, while fenced boundaries on both sides provide privacy and definition. The driveway also gives access to a spacious garage with an electric door—ideal for secure storage or additional parking. Useful electric car charging point

To the rear is a beautifully landscaped garden which offers a modern and low-maintenance outdoor retreat. A central area of artificial lawn is framed by sleek porcelain paving, creating a clean and contemporary look. A generous paved patio area with porcelain flags creates an ideal setting for al fresco dining or entertaining, with large glass doors offering seamless indoor-outdoor flow. There is a further paved area with pergola currently housing a hot tub. Mature hedge and fence borders create an element of privacy. Extensive exterior lighting around the property creates a unique look on an evening.

Garden Room / Gym
10' 1" x 11' 6" (3.07m x 3.51m)
Positioned within the garden, this stylish garden room features large glass doors and windows, flooding the space with natural light. Offering excellent versatility, it can be used as a home office, gym, creative studio, or simply for additional storage—tailored to suit your lifestyle needs.

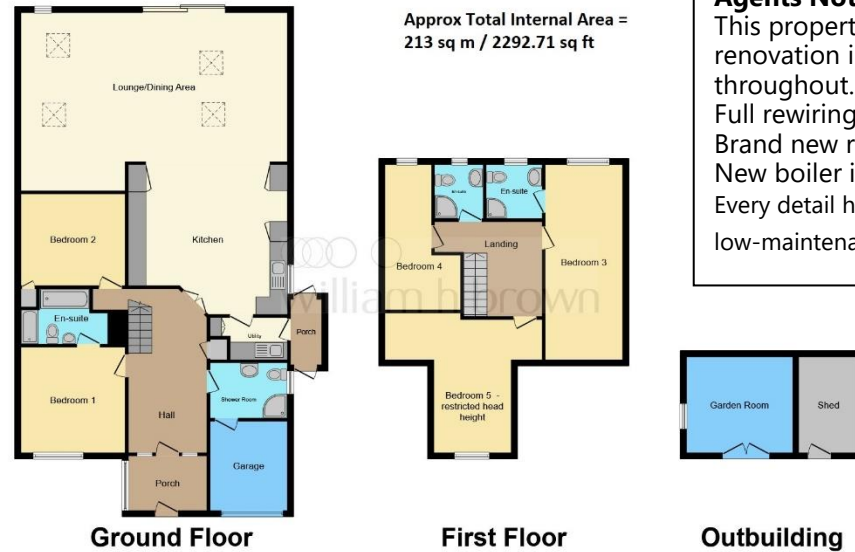
Workshop
10' 3" x 6' 7" (3.12m x 2.01m)
Adjacent to the garden room is this space ideal for a workshop/storage with electric points and door.

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- Five Bedroom Detached Home
- Over 2200 Sq.ft. Of Living Space
- Park Views To The Front
- Stunning Open-Plan Living Space
- Versatile Garden Room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£775,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

This property underwent a complete reconfiguration and high-quality renovation in 2021, offering peace of mind and modern living throughout. Key upgrades include:
Full rewiring and re-plumbing
Brand new roof and windows
New boiler installed in 2021 with a 10-year warranty
Every detail has been thoughtfully updated to create a stylish, efficient, and low-maintenance home.



Please note the marker reflects the postcode not the actual property

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)