



# CLYDEVILLE ILKLEY ROAD OTLEY

**LS21 3JR**

**Asking price £900,000**

## FEATURES

- Fabulous & Substantial Semi-Detached Family Home
- Three Spacious Reception Rooms & Stunning Dining Kitchen
- Beautiful Enclosed South Facing Walled Garden
- Wonderful Views Of Otley Chevin & Across The Valley
- Rare Opportunity To Purchase A Unique Stone Built Character Property
- Contemporary Home Yet Retaining Many Original Features
- Six Double Bedrooms With Three Bathrooms
- Large Rear Patio With Sun Room, Out Building & Driveway With Car Charging Point
- Freehold / EPC Rating D / Council Tax Band G
- Within Walking Distance Of Local Schools, Transport Links & Local Amenities.



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**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# Stunning & Substantial 6 Bedroom Character Home 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, ORIGINAL STAINED GLASS SASH WINDOWS & PARTIAL SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Hall

An elegant and welcoming entrance hall with a solid wood door, ornate ceiling cornice and rose. Stripped wooden floorboards, radiator and double doors leading into an inner hall with stairs up to the upper floors.

#### Sitting Room 20'5" x 14'10" (6.22m x 4.52m)

A terrific large reception room enjoying a dual aspect with window to the side elevation and bay window to the front with stained glass. Feature cast iron log burning stove with stone hearth, ceiling cornice, ceiling rose and radiator.

#### Dining Room 17'5" x 15'3" (5.31m x 4.65m)

Another wonderful reception room with bay window to the front elevation having stained glass and a cast iron log burner with stone hearth. Ornate ceiling cornice and rose, radiator, stripped wooden floorboards and opening into:

#### Breakfast Kitchen 15'4" x 15'3" (4.67m x 4.65m)

A stunning kitchen that has been thoughtfully updated yet retaining all of the property's character and charm the original range providing a superb focal point to the kitchen set in a stone fireplace. Fitted with bespoke hand painted base and wall units incorporating cupboards, drawers and granite work surfaces with upstands. Inset double stainless steel sink unit with mixer tap, island with breakfast bar, two electric ovens and an induction hob. Integrated dishwasher, space for a freestanding fridge/freezer, stone floor, radiator, access to the cellar and window to the rear elevation.

#### Study 13'11" x 12'4" (4.24m x 3.76m)

A lovely light and airy room again benefiting from a dual aspect with window to rear and bay window with stained glass to the side. Cast iron fireplace with tiled interior and hearth having an open grate, ceiling cornice, radiator and low suite w.c off with wash basin.

#### Rear Porch

A useful space for shoes and coats with door to the rear elevation.

### Lower Ground Floor

#### Cellar 20'5" x 14'3" (6.22m x 4.34m)

Ideal for storage having natural light with a window to the rear elevation and the original stone keeping table, with plumbing for a washing machine.

### First Floor

#### Landing

With stairs up to the second floor and having a beautiful original stained glass window to the rear elevation.

#### Bedroom 1. 15'2" x 15'2" (4.62m x 4.62m)

A large double bedroom with decorative cast iron fireplace having a marble surround, recessed wardrobe and base level cupboard. Stripped wooden floorboards, radiator, ceiling cornice and window to the front elevation.

#### Jack & Jill Shower Room

A spacious and modern shower room with a white three piece suite comprising a tiled shower stall, low suite w.c and pedestal wash hand basin. Heated towel rail, tall modern radiator, tiled floor, ceiling cornice and window to the front elevation.

#### Bedroom 2. 14'10" x 13'3" (4.52m x 4.04m)

Another spacious double bedroom with cast iron fireplace, recessed wardrobe, two radiators, ceiling cornice & rose with window to the rear elevation.

#### Bedroom 3. 13'0" x 12'8" (3.96m x 3.86m)

A light and airy bedroom with another decorative cast iron fireplace, recessed wardrobe, ceiling cornice, radiator and window to the front elevation.

#### Bedroom 4. 13'1" x 10'11" (3.99m x 3.33m)

Double bedroom with recessed wardrobe, feature cast iron fireplace with tiled interior and hearth, radiator and window to the rear elevation

#### Bathroom

Having a white three piece suite comprising a freestanding rolltop bath with shower attachment, low suite w.c and pedestal wash hand basin. Modern tall radiator, part tiled walls, tiled floor and window to the side elevation.

### Second Floor

#### Landing

With stripped wooden floorboards, feature, period sink unit and generous storage cupboard.

#### Bedroom 5. 11'4" x 10'8" (3.45m x 3.25m)

An ideal guest room or room for a teenager having under-eaves storage, radiator, dormer window to the front with view of Otley Chevin and velux to the rear with great views across the valley.

#### Bedroom 6. 11'2" x 10'4" (3.40m x 3.15m)

Currently being used as a gym, but would also make an ideal office or further bedroom, with radiator, dormer window to the front and velux window to the rear elevation.

#### Shower Room

A smart and modern shower room with a generous tiled shower stall, low suite w.c, wash hand basin and underfloor heating. Radiator and dormer window to the front elevation.



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### Outside

The property stands on a terrific plot with attractive gardens to both the front and rear. A delightful walled lawn garden is situated to the front with flower borders housing mature shrubs and trees with gravelled and flagged seating areas, ideal for alfresco dining. A further area is situated beyond with pond whilst to the rear there is a flagged area with vegetable plots and external sun room. A wood store 6'11" x 6'3" and further store 13'4" x 6'3" with solar panels provide excellent storage with gated access to the driveway which provides off road parking for numerous vehicles and electric car charging point

### External Sun Room 13'0" x 10'10" (3.96m x 3.30m)

A wonderful space to enjoy a summer's evening or for those working from home with tiled floor and decorative stove.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Located Within The Beautiful Otley Conservation Area

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 G. 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.

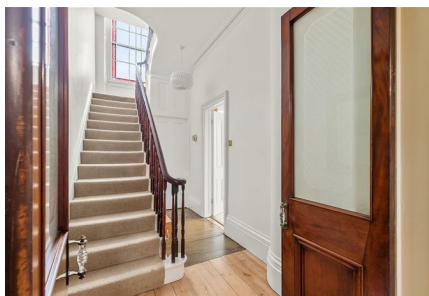
### Viewing Arrangements

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.

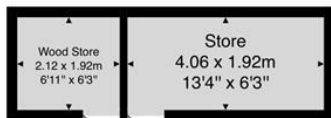
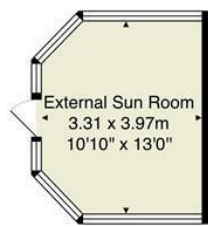
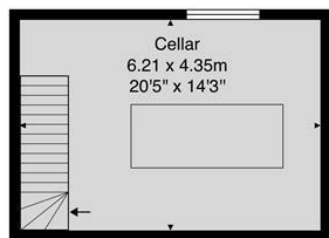
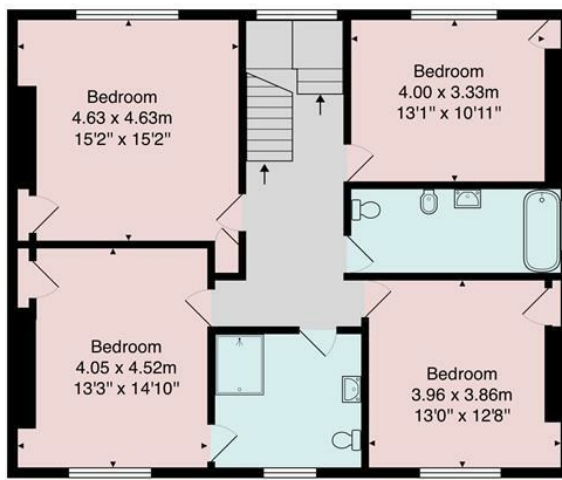
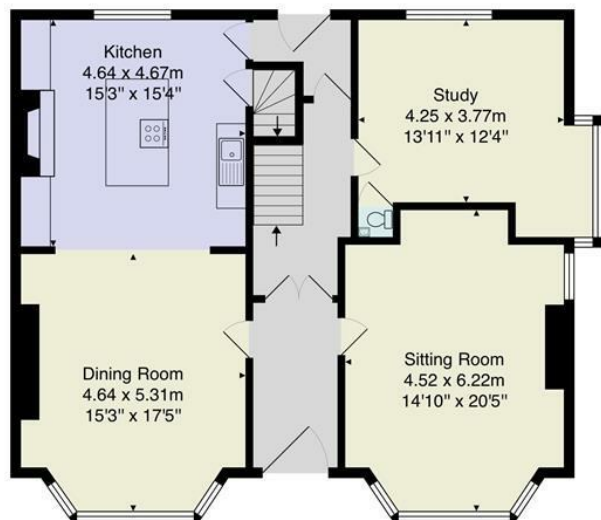
#### **Please Note**

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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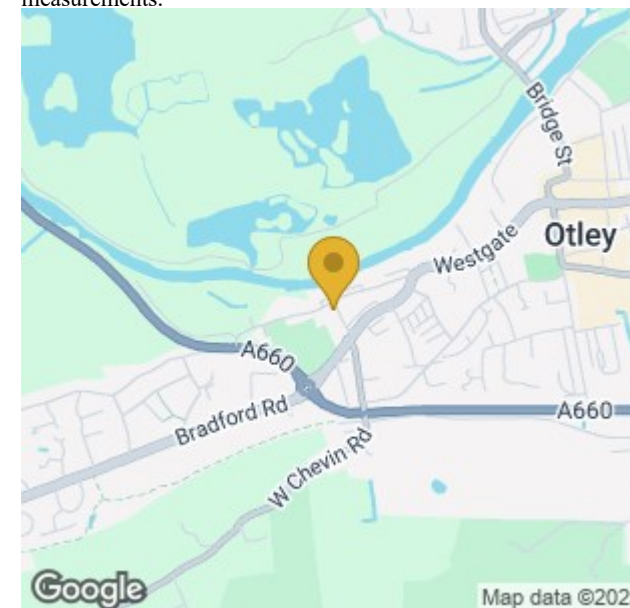




Total Area: 307.2 m<sup>2</sup> ... 3306 ft<sup>2</sup> (excluding external sun room, store, wood store)  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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  
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[www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

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