



9 GHYLL BECK DRIVE OTLEY, LS21 3NF

Asking price £495,000

FEATURES

- Beautifully Presented & Extended 4 Bedroom Semi- Detached Property
- Welcoming Entrance Hall, An Elegant Sitting Room With A Stove & A Bay Window
- Luxurious 4 Piece House Bathroom, Boot Room / Utility & Downstairs W.C
- Block Paved Driveway To The Front, Enclosed West Facing Garden To The Rear
- Lovely Cul-De-Sac Location & Chevin Views
- Sympathetically Modernised Yet Retaining Many Fine Features & Character
- Superb Large Living & Dining Kitchen Adjoining The Enclosed Rear Garden
- Four Bedrooms, Three Doubles And One Single
- Tenure Freehold / Excellent EPC Rating C / Council Tax Band C
- Truly Worthy Of An Appointment To View To Be Fully Appreciated



SHANKLAND BARRACLOUGH
ESTATE AGENTS

Beautifully Presented & Extended 4 Bedroomed Semi Detached

An simply stunning four bedroomed semi-detached house that has been thoughtfully and sympathetically modernised to create a most wonderful family home encompassing stylish modern fixtures and fittings throughout, yet retaining many of the property's fine original features and character.

Situated in quiet residential cul-de-sac looking onto the picturesque Otley Chevin, this beautiful home simply must be viewed in order to be fully appreciated.

The outstanding living and dining kitchen is a superb room, perfect for all the family to enjoy or entertaining with friends, having French doors directly out to the enclosed rear garden, together with a wood burning stove to the chimney breast and stylish modern kitchen units. The sitting room provides the perfect cosy evening room with its warming wood burning stove and a lovely bay window feature. There are two entrances to this home, the stylish formal hallway and the practical Boot Room & Utility, the ideal area to kick off those wet coats and muddy boots, and which also has a valuable downstairs wc facility.

To the first floor there are four bedrooms in total, three good sized double bedrooms and a further single bedroom which would also make an ideal study. The family bathroom offers a sleek modern four piece suite that includes a bath and a walk in shower making the morning rituals far more pleasant. Finally there is a beautifully appointed attic room (accessed via a fold down ladder) which provides the ideal hobbies / occasional room as well as providing the house with easily accessible storage. Externally there is a block paved driveway providing good off road parking to the front, whilst to the rear, is a lovely westerly facing lawned rear garden with decked seating area ideal for alfresco dining and family entertaining.

This is simply not a property to be missed. To arrange your viewing, 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming entrance hall having attractive features with panelled walls, ceiling cornice and picture rail. Part glazed composite doors to both the front and side elevation, radiator, wood effect flooring and stairs up to the first floor.

Sitting Room 12'11" x 12' (3.94m x 3.66m)

Elegant reception room enjoying a bay window to the front elevation and electric stove with a tiled hearth. Ceiling cornice, picture rail and radiator.

Living & Dining Kitchen 20'6" x 19' (6.25m x 5.79m)

The say the hub of every good family home is the kitchen, well this one will not disappoint. This stunning living and dining kitchen has been extended to create three rooms in one overlooking and providing direct access to the rear garden. The kitchen has range of modern wall and base units incorporating cupboards, drawers, breakfast bar and co-ordinating work surfaces having upstands and a tiled splash backs over. Inset one and a half bowl sink unit with mixer tap, space for a freestanding fridge/freezer and integrated appliances including a dishwasher and dual fuel range oven having a stainless steel hood over. Focal fireplace with a wood burning stove inset to the chimney breast creates the ideal sitting area to this fabulous room, which is further complemented by ceiling corning, picture rails, recessed spotlights, wood effect flooring, two Velux windows, a uPVC window and French doors out to the enclosed rear garden.

Boot Room / Utility 15'6" x 7'8" (4.72m x 2.34m)

The perfect area for al the family to kick off those muddy boots and wet coats, having French doors to the front elevation, a tall central heating radiator together with a sink unit and base cupboard, space and plumbing for a washer and space for a condensing tumble dryer. Central heating boiler, a window to the rear and a door to the side.

Downstairs W.C

With a modern low suite w.c, part tiled walls and floor.

First Floor

Landing

With ceiling cornice and access to the following rooms:

Bedroom 1. 13'6" x 12' (4.11m x 3.66m)

A good sized double bedroom with a feature cast iron fire place and fitted wardrobes either side of the chimney breast. Picture rail, radiator and bay window to the front elevation.

Bedroom 2. 12'6" x 11'5" (3.81m x 3.48m)

Another generous double bedroom with picture rail, laddered access to the attic room, radiator and window to the rear elevation overlooking the rear garden.

Bedroom 3. 13'1" x 8'8" (3.99m x 2.64m)

A third double bedroom benefiting from a dual aspect with windows to both the front and rear elevation. Radiator and picture rail.

Bedroom 4. 7' x 6'7" (2.13m x 2.01m)

A single bedroom which is currently being used as a study and provides an ideal space for those working from home with a radiator and deep silled bow window to the front elevation.

Bathroom

A smart and modern recently installed family bathroom, fitted with a stylish four piece suite incorporating a freestanding bath with shower attachment, a walk in shower with glazed screens, a low level w.c and a wash hand basin with cupboard under. Heated towel rail, vinyl flooring, modern mermaid boarding and window to the rear elevation.



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Attic Room 22'5" x 18'3" maximum (6.83m x 5.56m maximum)

Accessed via a drop down ladder from the second bedroom, an extremely useful space which could be utilised in numerous ways including a hobbies room or occasional room with a feature exposed brick wall and chimney breast detailing, together with three Velux windows enjoying terrific views of The Chevin.

Outside

To the front the property benefits from having a block paved driveway providing off road parking, which continues to the side and a covered canopy. Moving around to the rear there is a well presented fully enclosed predominantly lawned garden that enjoys a westerly aspect with decked seating area ideal for outdoor entertaining and for a growing family to enjoy on a summers day. Useful timber garden storage shed.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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>

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

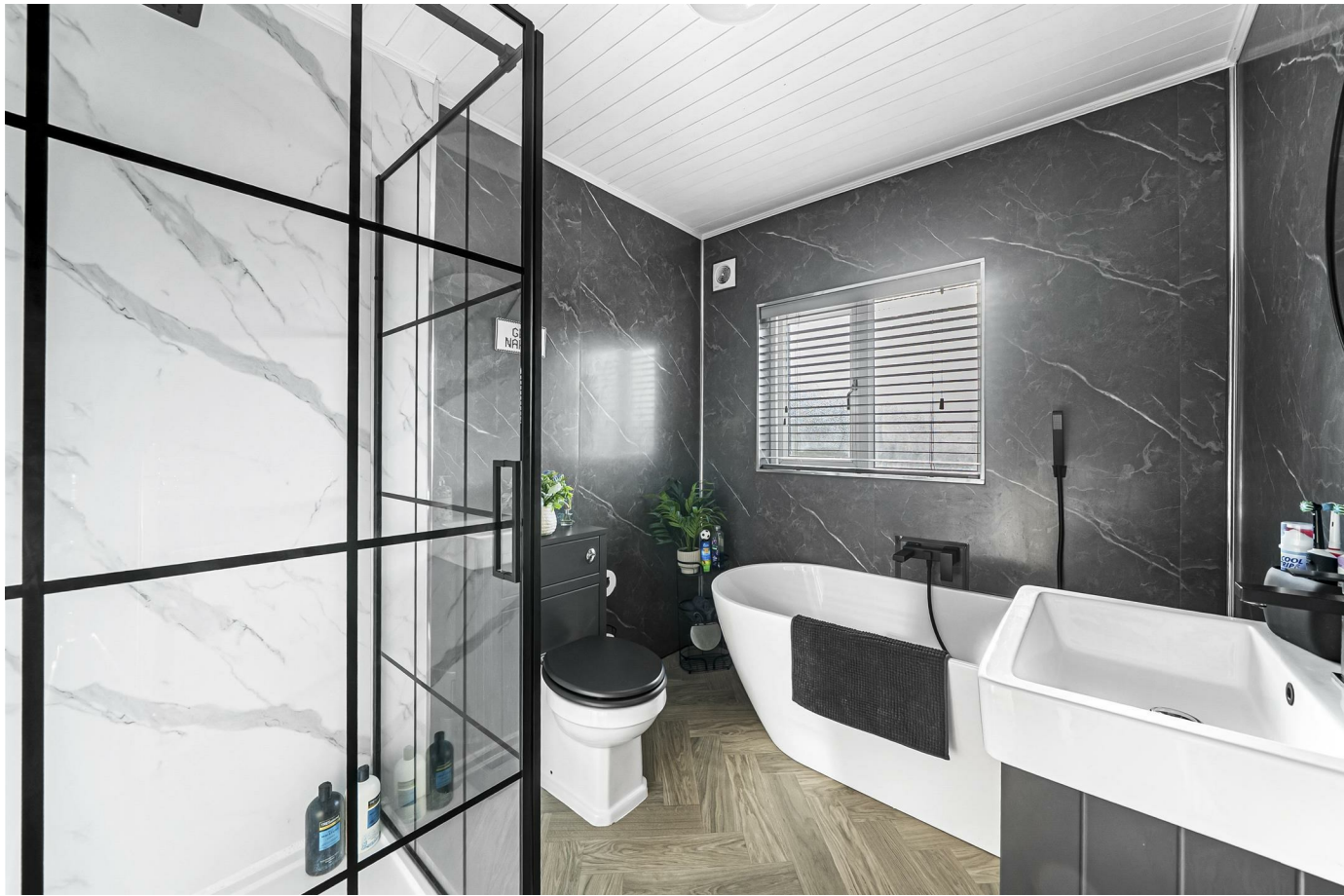
Saturdays 9am - 4pm



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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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Ghyll Beck Drive, Otley, LS21

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft
 (Excluding Restricted Use Area / Attic Room)
 Attic Room = 16.3 sq m / 175 sq ft
 Restricted Use Area = 21.4 sq m / 230 sq ft
 Total = 162.2 sq m / 1745 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

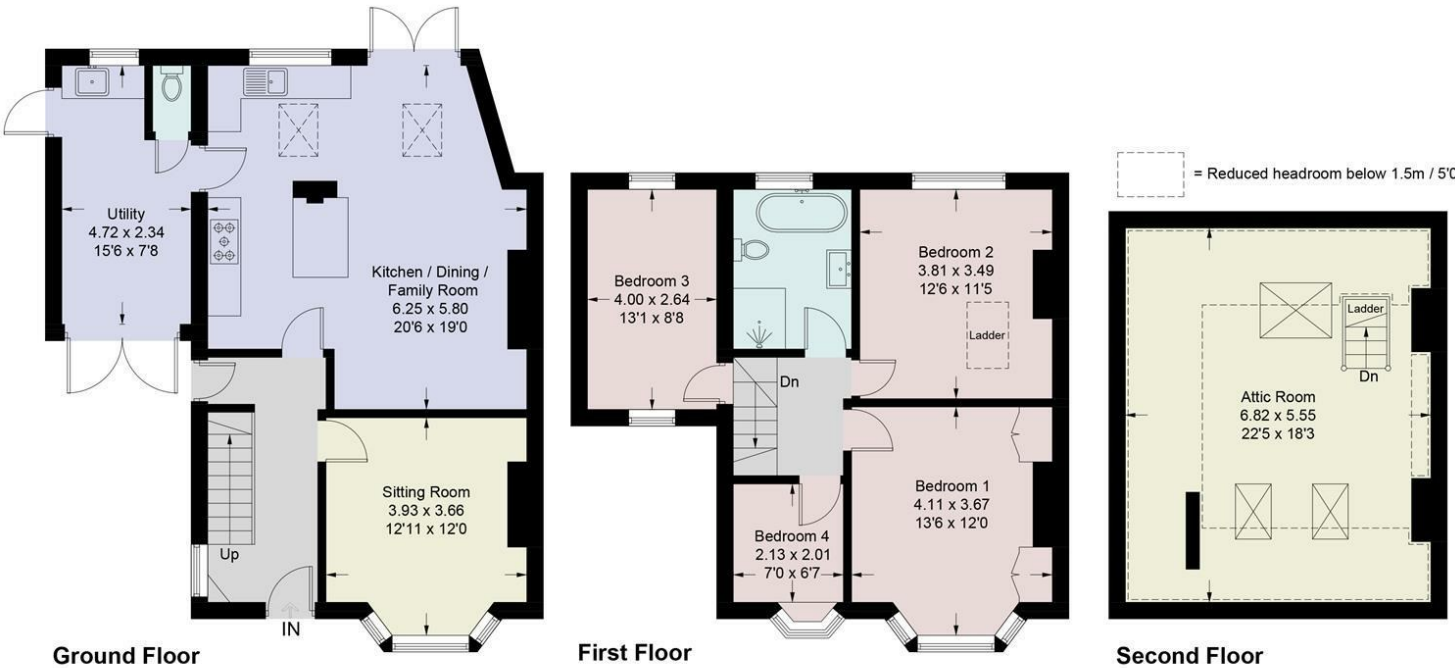
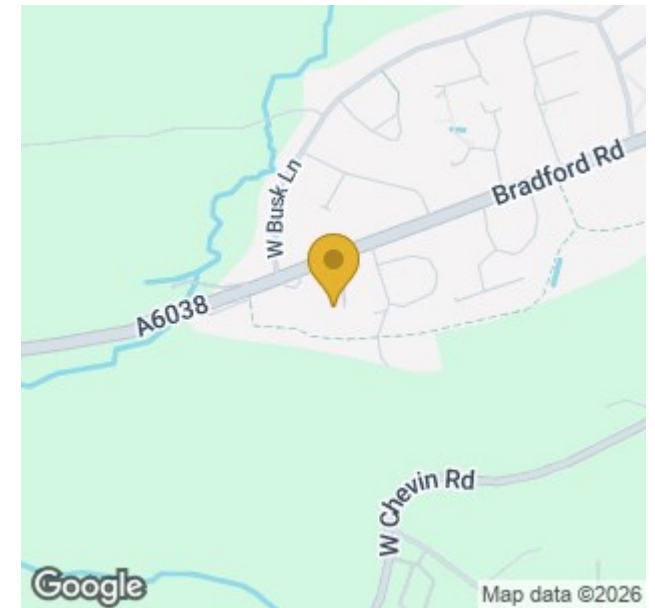


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

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
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