



16 WRENBECK DRIVE, OTLEY LS21 2BR

Asking price £375,000

FEATURES

- Extended Four Bedroomed Semi Detached House
- Principle Bedroom (used More Recently As A Sitting Room) With A Large Roof Terrace
- Driveway Parking, Larger Than Average Garage With Attached Workshop
- Ideally Placed For Prince Henry's Grammar School & The Whartons Primary School
- Two Reception Rooms And A Kitchen To The Ground Floor
- White Suite To The House Bathroom With A Separate WC
- Corner Garden Plot With Mature Shrubs, Bushes And A Lawn
- EPC Rating D / Tenure Freehold / Council Tax Band C



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ESTATE AGENTS

4 Bedroom House - Semi-Detached located in Otley

An ideal home for a growing family, this four bedroom semi detached house, located on the highly regarded Wrenbeck Drive area of Otley, close to highly regarded schools including Prince Henry's Grammar School and The Whartons Primary School. Spanning an impressive 1,068 square feet, the property boasts four well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

Constructed in the 1960's, this home retains a classic appeal while offering modern comforts. One of its standout features is the large roof terrace, which faces south and provides fabulous views, making it an ideal spot for enjoying sunny afternoons. The property is also offered with the advantage of having no onward chain, ensuring a smooth transition for prospective buyers.

For those with vehicles, the property includes private driveway, along with a larger than average garage that comes complete with an attached workshop, catering to hobbyists or those in need of extra storage space. The gardens surrounding the home are a true delight, featuring a diverse selection of shrubs and bushes that enhance the outdoor space, providing a tranquil retreat for gardening enthusiasts or families looking to enjoy the fresh air.

In summary, this semi-detached house on Wrenbeck Drive is a wonderful opportunity to acquire a spacious family home in a desirable location complete with stunning views. Don't miss the chance to make this charming property your own.

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 PARTIAL GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

A nice square entrance hall with a valuable cloaks cupboard off, the staircase to the first floor and a central heating radiator.

Living Room 14'11" x 11'5" (4.55m x 3.48m)

Having a lovely bay window to the front elevation, a gas fire inset to a stone surround to the chimney breast and a central heating radiator.

Dining Room 11'5" x 8'2" (3.48m x 2.49m)

Window to the rear and a central heating radiator.

Kitchen 10'8" x 8'6" (3.25m x 2.59m)

Offering a comprehensive range of hand built wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and grill together with a four ring gas hob. Window to the rear and a door to the secure side passage between the house and the garage / workshop.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'11" x 11'3" (4.24m x 3.43m)

Designed originally as the principle bedroom, but used more recently as a sitting room, this lovely room has patio doors to the roof terrace and a window to the side elevation.

Roof Terrace 14'7" x 13'9" (4.45m x 4.19m)

Just imagine sitting on your very own roof terrace sipping a G&T whilst enjoying the southerly aspect. The roof terrace has glazed screens and chrome posts and hand rails surrounding.

Bedroom 2. 12'8" x 11'1" (3.86m x 3.38m)

Having a good range of built in wardrobes and a dressing table. Bay window to the front elevation.

Bedroom 3. 11'2" x 10'7" (3.40m x 3.23m)

Having built in wardrobes to one wall and a window to the rear.

Bedroom 4. 8'11" x 7'8" (2.72m x 2.34m)

Built in cupboard over the bulkhead and a window to the front elevation.

Bathroom

Fitted with a white two piece suite comprising a panelled bath with a shower over, together with a wash hand basin to a vanity unit. Complemented by tiled walls and with a window to the rear elevation.

Separate WC

Fitted with a low level wc, half height tiled walls and a window to the rear elevation.

Outside

The property stands within neat mature gardens to the front, side and rear, offering a large selection of shrubs, bushes and a lawn. A driveway provides private parking for the house and this leads to a larger than average garage being 18'4" x 10'6" having an electric up and over door to the front a window to the side and a door to the side covered passage. Beyond the garage space through an open aperture is the workshop area 10'5" x 7'1" with light and power.



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Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax

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>

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>

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

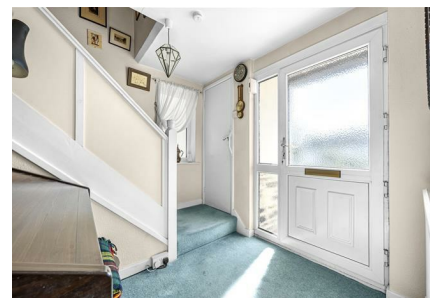
Monday to Friday 9am - 5.30pm

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.



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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.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. This property was purchased in 1971, so pre land registry, meaning it will be subject to the buyers conveyancer carrying out a first registration. 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.



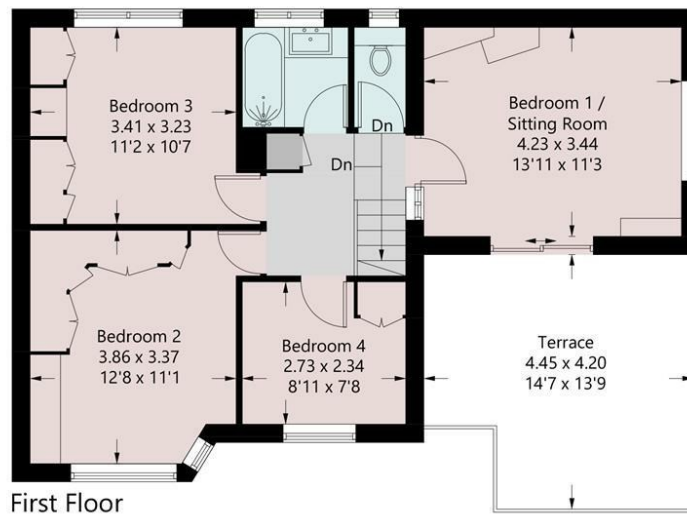
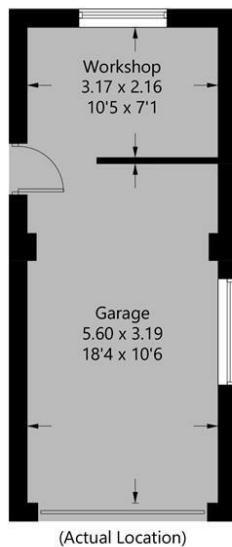
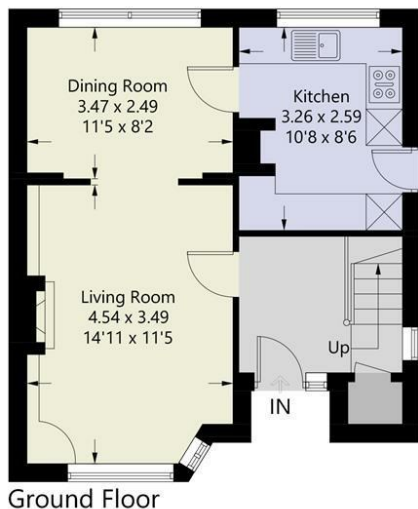
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Wrenbeck Drive, Otley, LS21

Main House = 99.4 sq m / 1068 sq ft
Garage / Workshop = 24.8 sq m / 267 sq ft
Total = 124.2 sq m / 1335 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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.



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Call us on 01943 889010
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

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