



**Throstle Nest Close, Otley LS21 2RR**

**welcome to**

**Throstle Nest Close, Otley**

A well-presented detached family home with three good-sized bedrooms and a spacious lounge/diner. Features low maintenance front and rear gardens, off-street parking, and a detached garage. Set in a desirable location with countryside walks right on the doorstep.



## Otley

Otley is a thriving market town approx. 10 miles from Leeds City Centre and sits in the Vale of the famous Otley Chevin. Otley has a wide range of amenities, shops, bars, cafes, restaurants and supermarkets and there is a regular market. There are regular buses that service Leeds, Bradford, Harrogate and surrounding areas, ideal for commuters and there are some well regarded primary and secondary schools, perfect for families with children. Otley has an abundance of attractions including Otley Courthouse Arts Centre, Browns Gallery and Kirkgate Arcade Shopping Centre. The real attraction has to be Wharfemeadows Park which has a fabulous childrens play area, outdoor gym, skate park, tennis courts and café. There are also pleasant walks along the riverside, plenty of green space and boats to hire in the warmer months.

## Entrance Hall

Enter from the front into the hallway with a storage cupboard and stairs leading to the first floor.

## Lounge/Diner

A spacious, bright and airy room with an attractive fireplace with wood surround. The bay window to the front and fully glazed patio doors to the rear allow lots of natural light to flow through.

## Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, washing machine and there are spaces for a large range oven and fridge freezer.

## Bedroom One

A double bedroom with fitted wardrobes.

## Bedroom Two

A double bedroom with fitted wardrobes.

## Bedroom Three

A single bedroom with space for free standing furniture.

## Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

## Outside

To the front, the property boasts a low-maintenance pebbled garden, with a driveway to the side offering convenient off-street parking. The rear garden provides a high level of privacy, enclosed by hedging and featuring a combination of decking and pebbled areas for easy upkeep.

## Garage

A single detached garage, perfect for storage.



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## Throstle Nest Close, Otley

- WELL PRESENTED DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE/DINER
- LOW MAINTENANCE FRONT & REAR GARDENS
- OFF STREET PARKING

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

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



[williamhbrown.co.uk](http://williamhbrown.co.uk)