



75 LEEDS ROAD, OTLEY LS21 3BW

Asking price £350,000

FEATURES

- Stunning Elevated Views To The Front And Otley Chevin To The Rear
- Mature Detached Bungalow Offering Further Potential
- Dining Kitchen And A Sitting Room With A Bay Window
- Large Attic Space, A Garage And A Workshop
- Offered With The Advantage Of Having No Onward Chain
- Smart Modern Three Piece House Bathroom
- Two Good Sized Double Bedrooms
- EPC Rating C / Tenure Freehold / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Bungalow - Detached located in Otley

With stunning long distance views thanks to its elevated position, this two bedroomed detached bungalow is truly worthy of an appointment to view. Spanning 766 square feet, the property features a welcoming sitting room with a bay window, a good sized dining kitchen, two well-proportioned bedrooms, and a smart modern bathroom, making it an ideal choice for small families, couples, or those seeking a peaceful retreat.

This bungalow boasts a timeless appeal, enhanced by stunning long-distance views that stretch across the landscape. The property backs onto the scenic Otley Chevin, providing a perfect backdrop for nature lovers and outdoor enthusiasts alike. Imagine enjoying your morning coffee while taking in the breath-taking scenery right from your own home.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the bungalow has a garage and workshop, ensuring convenience for residents.

The location is particularly advantageous, with excellent transport links to both Leeds and Otley town centre. A bus stop is conveniently located just a stone's throw away, making commuting and exploring the local area effortless.

Moreover, this bungalow presents great potential for extension and adaptation, as many neighbouring homes have successfully done in recent years. This offers the opportunity to create a personalised living space that meets your specific needs, whilst making the most of those stunning views.

In summary, this delightful bungalow on Leeds Road is a rare find, combining stunning views, a prime location, and the potential for future development. It is a perfect opportunity for those looking to invest in a property with character and charm in the heart of Otley.

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:

Entrance Hallway

Via an outer door to the front. Access hatch to the large loft space with a pull down ladder. The attic has a Velux window fitted to the rear for natural light.

Sitting Room 12'11" x 10'5" + the bay window (3.94m x 3.18m + the bay window)

Bay window to the front elevation, a focal fireplace to the chimney breast with an electric fire inset and a central heating radiator.

Dining Kitchen 16'6" x 10'11" (5.03m x 3.33m)

Fitted wall and base kitchen units having worksurfaces over and a sink unit inset. Plumbing for a washer, a central heating radiator, windows to the rear garden and the central heating boiler.

Side Lobby

Windows and a door to the garden.

Bedroom 1. 13' x 10'5" + the bay window (3.96m x 3.18m + the bay window)

Central heating radiator and a bay window to the front with stunning long distance views.

Bedroom 2. 11' x 7'11" (3.35m x 2.41m)

Angled window to the side elevation and a central heating radiator.

Bathroom

This smart modern bathroom is fitted with a three piece suite and complemented by stylish modern tiled walls. The bathroom comprises a panelled bath with a shower and a screen over, a wash hand basin to vanity unit and a low level wc Central heated towel rail and a window to the rear elevation.

Outside

To the front is a detached garage providing storage or secure off road parking. Steps lead up to the front garden which is laid to lawn with conifer hedging, rose bushes and a selection of shrubs. Moving around to the rear is a very useful workshop, a patio area and a terraced lawned garden which at the top offers the most spectacular views back over the bungalow and looks directly on to Otley Chevin.



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Tenure and Services

Tenure: Freehold

All Mains Services Connected

Council Tax

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

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 at various levels. 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>

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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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.

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

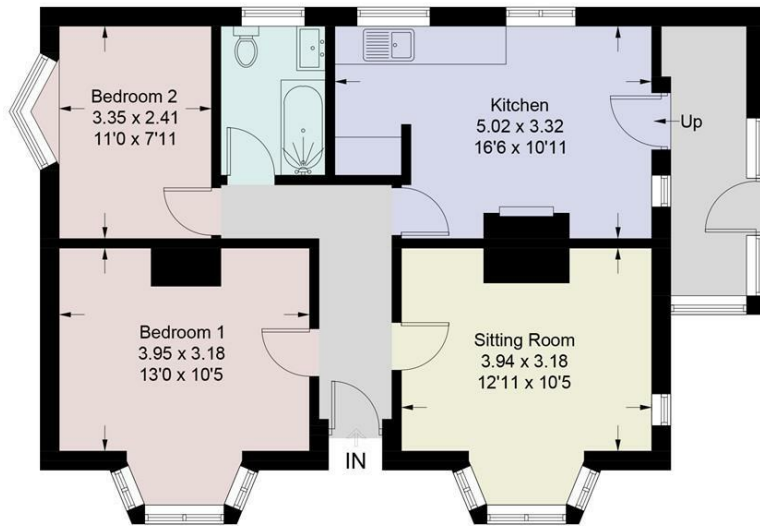
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



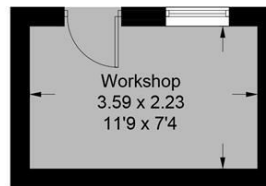
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Leeds Road, Otley, LS21

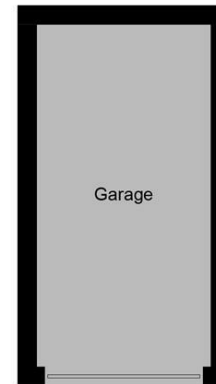
Main House = 71.2 sq m / 766 sq ft
 Workshop = 8.2 sq m / 88 sq ft
 Approximate Gross Internal Area = 79.4 sq m / 854 sq ft
 (Excluding Garage)



Ground Floor



(Not Shown In Actual
Location / Orientation)

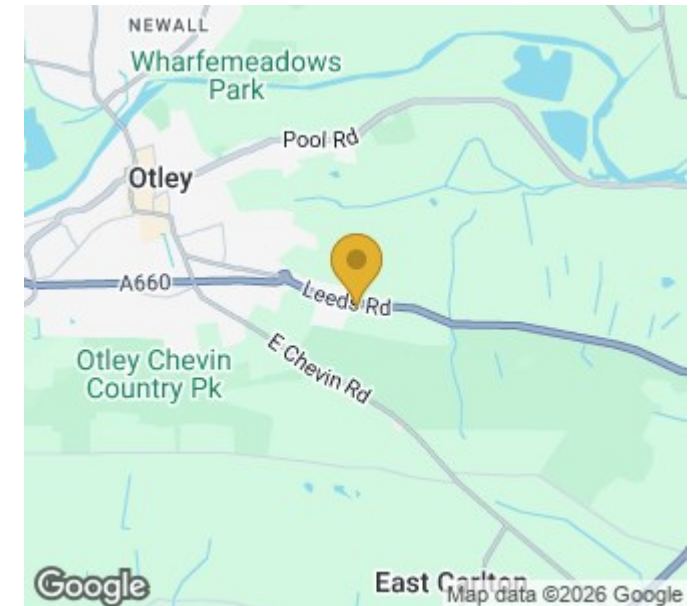


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Illustration for identification purposes only, measurements are approximate,
 not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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

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
info@shanklandbarracrough.co.uk
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