



36 PETERHOUSE DRIVE, OTLEY LS21 1DS

Asking price £345,000

FEATURES

- Extended End Town House Backing On To Fields
- Dining Kitchen With A Good Range Of Units, Built In Oven & Hob
- Occasional Attic / Hobbies Room
- Parking And Garage
- Two Reception Rooms With A Wood Burning Stove To The Sitting Room
- Smart Fully Tiled House Bathroom With A Three Piece Suite In White
- Enclosed Gardens To The Rear
- EPC Rating D / Tenure Freehold / Council Tax Band C



Extended End House Offering Three Double Bedrooms

Very well placed on the sought after neighbourhood of Peterhouse Drive, this delightful end terrace house presents an excellent opportunity for families seeking a spacious and comfortable home. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest. In addition there is an occasional attic room / hobbies room.

Upon entering, you will find two inviting reception rooms, one of which features a cosy wood-burning stove, perfect for those chilly evenings. The well-proportioned family dining kitchen is ideal for both everyday meals and entertaining guests, creating a warm and welcoming atmosphere.

The extended accommodation enhances the living space, making it a superb family-sized home. Outside, the property offers private parking for two vehicles, along with fully enclosed gardens that provide a safe and secure environment for children and pets to play. Additionally, the extended garage adds further convenience and storage options.

Location is key, and this property is ideally situated just a short stroll from the highly regarded All Saints Primary School, making it perfect for families with young children. With its blend of comfort, space, and a prime location, this home is a must-see for anyone looking to settle in a friendly community. Don't miss the chance to make this wonderful property your own.

To arrange your viewing of this fine home, please call 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:

Sitting Room 15'5" x 12'3" (4.70m x 3.73m)

A lovely welcoming reception room having a focal wood burning stove to a stone hearth. Windows to the front and side elevations, a door to the side and a central heating radiator. Staircase to the first floor.

Dining Room / Playroom 12'9" x 7'11" (3.89m x 2.41m)

Adjoining dining kitchen and forming part of the extension, this second reception room has a window to the front, patio doors to the rear garden and a central heating radiator.

Dining Kitchen 13'8" x 12' (4.17m x 3.66m)

Fitted with a good number of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and hob, space and plumbing for both a dishwasher and a washing machine. Central heating radiator, window and a door to the rear garden.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'6" x 12'3" (3.81m x 3.73m)

With built in wardrobes, a central heating radiator and windows to the front and side elevations.

Bedroom 2. 12'9" x 7'11" (3.89m x 2.41m)

With windows to the front, side and rear, together with a central heating radiator.

Bedroom 3. 12' x 6'10" (3.66m x 2.08m)

Built in wardrobe, a central heating radiator and a window to the rear.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and folding screen over, a wash hand basin and a low level wc. Complemented by fully tiled walls and an extractor fan.

Attic / Hobbies Room 11'5" x 11'2" (3.48m x 3.40m)

An ideal hobbies room for occasional use, having a Velux styled window and eaves storage cupboards.

Gardens, Parking & Garage

Block paved parking to the front. To the rear is a good sized garden which has been paved for easier maintenance. To the side of the garden is a garage 22'9" x 8'5" having double doors to the front, personal door to the side and a window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Front and Garage

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.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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>

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.

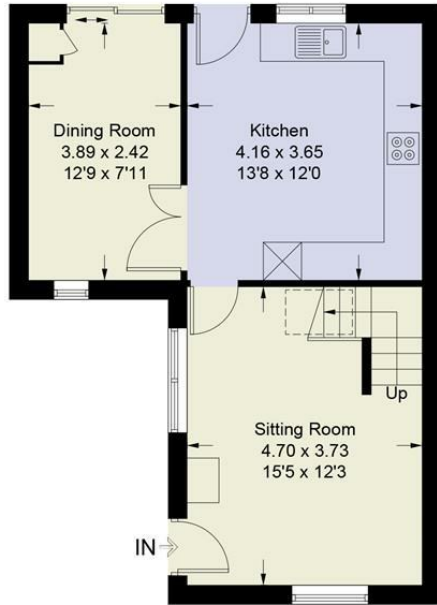


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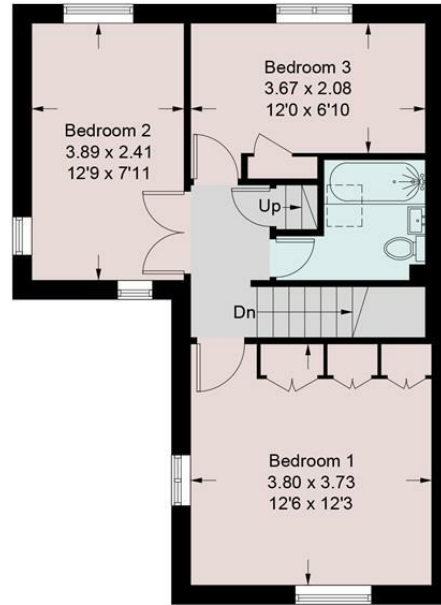
Peterhouse Drive, Otley, LS21

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft
 Area With Restricted Height = 7.1 sq m / 76 sq ft
 Restricted Use Area (<1.5m) = 6.0 sq m / 64 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 116.2 sq m / 1249 sq ft

 = Reduced headroom below 1.5m / 5'0



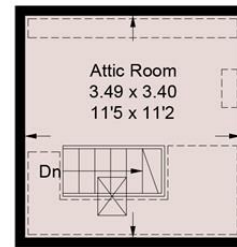
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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
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