



62 FARNLEY LANE OTLEY LS21 2BH

Asking price £340,000

FEATURES

- Extended, Light & Airy Three Bedroomed Semi-Detached
- Large West Facing Rear Garden With Generous Workshop
- Terrific & Spacious Open Plan Living Dining Kitchen With French Doors Out To The Garden
- Attractive Sitting Room With Feature Fireplace Having A Log Burning Stove
- Can Easily Be Put Back Into Three Bedrooms From Its Current Layout
- Shower Room With A Three Piece Suite
- Long Driveway Providing Ample Parking
- Freehold / EPC Rating D / Council Tax Band B
- Significantly Improved By The Current Owners Making An Ideal Opportunity For A Variety Of Buyers
- Within Walking Distance Of Local Amenities, Transport Links & Riverside Walks



Extended 3 Bedroom Semi With Large Westerly Facing Garden

Situated on Farnley Lane in Otley, this semi-detached house presents an exceptional opportunity for a variety of buyers. Spanning an impressive 1,049 square feet, the property currently boasts two generous bedrooms with scope to convert back into three and a thoughtfully designed bathroom, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a delightful sitting room, which features a striking fireplace complete with a log-burning stove, perfect for cosy evenings. The room is bathed in natural light, creating a warm and inviting atmosphere. The property has been significantly improved by the current owners, ensuring that it meets modern standards while retaining its character.

The heart of the property is the open plan living dining kitchen area, which is designed for both relaxation and entertaining. The French doors lead out to the garden, allowing natural light to flood the space and providing a seamless transition between indoor and outdoor living.

One of the standout features of this home is the large west-facing rear garden, which offers ample space for outdoor activities and relaxation. The generous workshop in the garden provides an excellent space for hobbies or additional storage, catering to those with creative pursuits or practical needs.

Parking is a breeze with space available for numerous vehicles, adding to the convenience of this lovely home.

This property is not just a house; it is a home that offers comfort, style, and practicality in a sought-after location. Whether you are a first-time buyer, a growing family, or looking to downsize, this residence on Farnley Lane is sure to impress.

Do not miss the chance to make this wonderful property your own and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

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...

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

Ground Floor

Entrance Area

With double glazed entrance door, window to the side elevation and stairs up to the first floor.

Sitting Room 14'6" x 12'5" (4.42m x 3.78m)

A light and airy reception room benefitting from a feature brick fireplace housing a wood burning stove. Wood effect flooring, radiator and bay window to the front elevation.

Living Dining Kitchen 24'5" x 18'6" (7.44m x 5.64m)

A terrific open plan space that has been created by the current owners to provide a wonderful area for both relaxation and entertaining, ideal for modern day living. The kitchen incorporates base units with cupboards, stainless steel sink unit with mixer tap, multifuel range oven and space for a freestanding fridge/freezer. Useful understairs cupboard, wood effect flooring, two radiators, door to the side, roof lantern window and French doors out to the large rear garden.

First Floor

Landing

With access to the roof void and window to the side elevation.

Bedroom 1. 11'7 x 9'10" (3.53m x 3.00m)

Currently being used as a dressing room but work also work as a principal bedroom with radiator and window to the rear elevation overlooking the rear garden. Adjoining:

Dressing Room/Bedroom 3. 8'2" x 7'10" (2.49m x 2.39m)

Having been opened up into the dressing room by the current owner but could be easily converted back into a bedroom or study for those working from home. Radiator and enjoying a dual aspect with windows to the side and rear elevation.

Bedroom 2. 12'0" x 9'0" (3.66m x 2.74m)

Double bedroom with radiator and window to the rear elevation.

Shower Room

With a generous shower stall, low suite w.c and wash basin with cupboards under. Tiled floor, heated towel rail and window to the front elevation.

Outside

Workshop 16'9" x 11'5" (5.11m x 3.48m)

A terrific space with light and power, currently being used as a workshop but could also be utilised as a studio or home office.

Garden

The property stands on a terrific plot with a large predominantly gravelled westerly rear garden having a



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number of raised flower beds incorporating mature shrubs and plants as well as vegetables and a selection of fruit trees. A pergola provides a delightful place to sit on a summers evening with the wildlife pond making a lovely feature. Potting shed with gardeners toilet and further garden shed provide useful storage whilst the long driveway with outside tap provides ample storage for numerous vehicles. Front garden with well stocked flower borders.

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 10000 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>

Council Tax Leeds

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

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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Farnley Lane, Otley, LS21

Main House = 97.5 sq m / 1049 sq ft
 Outbuilding = 18.1 sq m / 195 sq ft
 Total = 115.6 sq m / 1244 sq ft

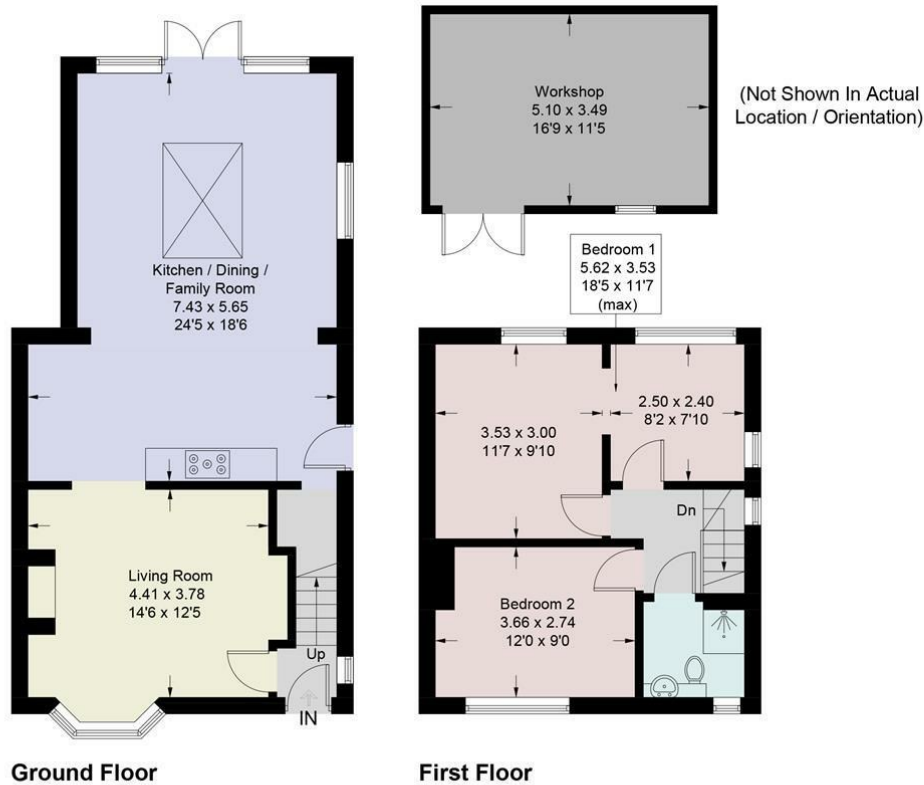


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	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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