



9 PRINCE HENRY ROAD OTLEY LS21 2BE

£425,000

FEATURES

- Extended Semi-Detached Now In Need Of Renovation
- Welcoming Entrance Hall & Good Sized Breakfast Kitchen
- Three Further Bedrooms, Bathroom & Separate WC
- Terrific Plot With Large Rear Garden & Views Of Otley Chevin
- Attractive Lawned Front Garden, Driveway & A Detached Garage
- Two Generous Reception Rooms With Fitted Gas Fires
- Downstairs Double Bedroom With En-Suite Shower Room
- Previous Planning Permission For A Double Storey Side & Single Rear Extension
- Tenure Freehold / Council Tax Band E / EPC Rating D
- Immediate Walking Distance To Outstanding Prince Henry's Grammar School



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ESTATE AGENTS

Extended Semi-Detached On A Superb Plot With Terrific Potential

Nestled on the charming Prince Henry Road in Otley, this extended semi-detached house presents a remarkable opportunity for those looking to create their dream home. Spanning an impressive 1,277 square feet, the property is perfect for both entertaining guests and enjoying family time.

The ground floor features two generous reception rooms, each equipped with fitted gas fires, providing a cosy atmosphere for family gatherings or entertaining guests. Additionally, there is a convenient downstairs double bedroom complete with an en-suite shower room, perfect for guests or as a private retreat.

Upstairs, you will find three further bedrooms, offering ample space for family or visitors, along with a well-appointed bathroom. The layout of the home is both practical and inviting, making it an ideal choice for families or those seeking extra space.

The house is set on a generous plot, featuring a large enclosed rear garden that invites creativity and outdoor enjoyment. Whether you envision a tranquil retreat or a vibrant space for gatherings, the garden provides the perfect canvas. Additionally, the property includes a driveway with parking for up to three vehicles and a detached garage ensuring convenience for residents and visitors alike.

While the home is in need of renovation, it comes with the exciting potential for transformation. Previous planning permission for a double-storey side extension and single rear extension highlights the possibilities for expansion and enhancement, allowing you to tailor the space to your specific needs and tastes.

In summary, this semi-detached house on Prince Henry Road is not just a property; it is a blank slate waiting for your personal touch. With its prime location, spacious layout, and extensive outdoor space, it offers a unique opportunity to create a wonderful family home in a desirable area. To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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. The town has 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 property itself is conveniently located within easy reach of outstanding local schools, including the highly regarded Prince Henry's Grammar School. Additionally, the picturesque Wharfe Meadows Park and scenic riverside walks are just a short stroll away, making this property an ideal choice for families and nature lovers alike.

The Accommodation...

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

Ground Floor

Entrance Hall

A welcoming entrance hall with radiator and stairs up to the first floor.

Sitting Room 14'3" x 11'11" (4.34m x 3.63m)

A light and airy reception room with a feature stone fireplace housing a fitted gas fire. Ceiling cornice, radiator and bay window to the front elevation.

Dining Room 12'9" x 10'11" (3.89m x 3.33m)

Another generous reception room adjoining the kitchen with great scope to create an open plan dining kitchen subject to the necessary regulations. Fitted gas fire, ceiling cornice, radiator and window to the rear elevation overlooking the rear garden.

Kitchen 14'0" x 13'1" (4.27m x 3.99m)

With a range of base and wall units incorporating cupboards, drawers having coordinating work surfaces. Inset one and a half bowl sink unit with mixer tap, space for a range of appliances including provision for an electric range over, space for an American fridge/freezer and dryer as well as plumbing for an automatic washing machine and dishwasher. Wall mounted gas fired central heating boiler, windows to both the side and rear elevation and door to the rear onto the garden.

Bedroom 1. 11'1" x 10'8" (3.38m x 3.25m)

A double ground floor bedroom, ideal for a dependant relative but could also be utilised as a another reception room with deep recessed wardrobe, radiator and enjoying a dual aspect with windows to both the side and front elevation.

En-Suite Shower Room

Having a three piece suite comprising a tiled shower stall, low suite w.c and pedestal wash hand basin. Part tiled walls and window to the rear elevation.

First Floor

Landing

With a bulkhead storage cupboard and stained glass window to the side elevation.

Bedroom 2. 14'10" x 11'1" (4.52m x 3.38m)

Generous double bedroom with fitted wardrobe, radiator and bay window to the front elevation.

Bedroom 3. 12'9" x 11'0" (3.89m x 3.35m)

Another double bedroom again having a fitted wardrobe, radiator and window to the rear elevation overlooking the rear garden.

Bedroom 4. 8'2" x 7'1" (2.49m x 2.16m)

With radiator and window to the front elevation.

Bathroom

Having a panelled bath with shower over and pedestal wash hand basin. Airing cupboard, radiator, tiled walls and stained glass window to the rear elevation.

Separate WC

With a low suite w.c, tiled walls and window to the side elevation.



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Outside

The property stands on a superb plot with terrific potential to extend and create further accommodation subject to the necessary planning permissions and building regulations. To the rear there is a terrific enclosed lawned garden with flagged patio and garden shed an ideal space for a growing family to enjoy. The old coal house provides some external storage whilst the driveway allows for off road parking for numerous vehicles with a detached garage situated at the top having an up and over door. A further lawned garden is situated to the front of the property with mature hedging ensuring the house is set back nicely from the road.

Previous Planning Permission

The property has a previous planning application which was submitted in January 2023 (application number 22/07555/FU). The permission that was granted previously included a two storey side extension creating two further double bedrooms and single storey rear extension with rooflights adding bi-folding doors to create the most fabulous living and dining kitchen areas. Copies of the plans can be seen on Leeds City Councils web site or if you would like paper copies please do let us know and we can provide those for you.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking For Numerous Vehicles.

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



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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

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

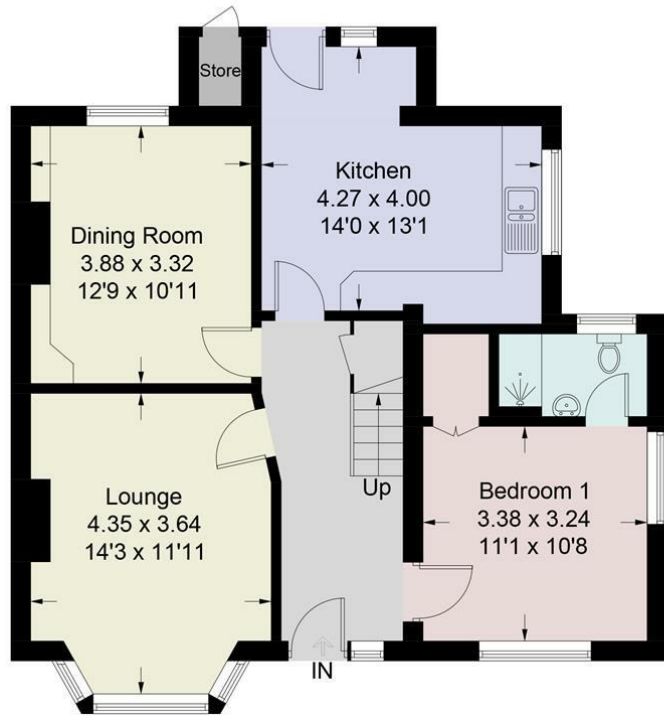
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



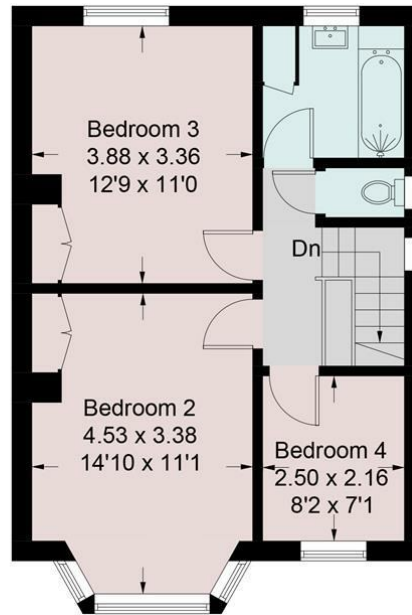
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Prince Henry Road, Otley, LS21

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft
(Excluding External Store)



Ground Floor



First Floor

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		76
(55-68) D	57	
(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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