



29 WHITELEY CROFT RISE, OTLEY LS21 3NR

Asking price £525,000

FEATURES

- Double Fronted Four Bedroomed Detached House
- Dining Kitchen With A Built In Oven & Hob
- Neat Gardens To The Front And Rear, Driveway Parking And A Double Garage
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Lounge With A Wood Burning Stove, Dining & Conservatory
- Valuable Downstairs Cloaks WC, First Floor House Bathroom & An En-Suite
- Conveniently Located Just A Short Stroll From The Town Centre
- EPC Rating D / Tenure Freehold / Council Tax Band E



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BARRACLOUGH**
ESTATE AGENTS

4 Bedroom House - Detached located in Otley

Nestled at the head of a tranquil cul-de-sac on Whiteley Croft Rise in Otley, this delightful detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Built in 1988, this property boasts a generous 1,393 square feet of living space, featuring two inviting reception rooms together with a conservatory that provide ample room for relaxation and entertaining.

The house comprises four well-proportioned bedrooms, making it ideal for family living or accommodating guests. With two bathrooms, one being a smart en-suite the principle bedroom, morning routines will be a breeze, ensuring convenience for all members of the household. The property is offered with the advantage of having no onward chain, allowing for a smooth and swift transition into your new home.

Outside, the neat private gardens offer a serene retreat, perfect for enjoying the outdoors. The driveway provides parking for several cars, complemented by a detached double garage, ensuring that parking is never a concern.

Located within a highly sought-after area, this home is just a short stroll from the town centre, where you will find an excellent array of shops and amenities. This combination of space, convenience, and a peaceful setting makes this property a fantastic choice for those looking to settle in a vibrant community. Don't miss the chance to make this charming house your new family home.

To arrange your viewing of this fine home, 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 with a glazed side panel to the front elevation, a spacious hallway having a central heating radiator and the staircase to the first floor.

Cloaks WC

Fitted with a low level wc, a wash hand basin, central heating radiator and a window to the front elevation.

Lounge 16'10" x 15'2" max 12' min (5.13m x 4.62m max 3.66m min)

A lovely proportioned reception room that has a feature stone fire surround with a warming wood burning stove inset and built in cupboards to the alcove. Two central heating radiators. Double doors to the dining room and patio doors to the conservatory.

Dining Room 10'3" x 9'7" (3.12m x 2.92m)

Patio doors to the rear garden and a central heating radiator.

Kitchen 16'2" x 10'2" (4.93m x 3.10m)

Fitted with a range of wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and a gas hob with an extractor hood over. Space and plumbing for a washing machine and a dishwasher. Central heating radiator, window to the front and door to the driveway.

Conservatory 10'9" x 9'7" (3.28m x 2.92m)

Windows and French doors to the private rear garden. Electric radiator and a central ceiling fan.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'1" x 12' (3.68m x 3.66m)

Central heating radiator and a window to the front elevation.

En-Suite

Complemented by fully tiled walls and flooring, the en-suite includes a step in shower, a wash hand basin and a low level wc. Central heated towel rail and a window to the front elevation.

Bedroom 2. 12'4" x 10'4" (3.76m x 3.15m)

Built in double wardrobe, a central heating radiator and a window to the front elevation.

Bedroom 3. 10'3" x 8'8" (3.12m x 2.64m)

With built in cupboards, shelving and a desk, the third bedroom also has a central heating radiator and a window to the rear elevation.

Bedroom 4. 10' x 8'9" (3.05m x 2.67m)

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

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level w.c. Complemented by fully tiled walls and flooring, a central heated towel rail and a window to the rear.

Gardens, Parking & Double Garage

To the front is a neat open plan lawned garden. A driveway to the side provides good off road parking and leads to the detached double garage (17'1" x 16'11") having an up and over door to the front and a window to the side. Moving around to the rear, the garden is private and is laid to lawn with a selection of shrubs and plants to the borders.



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Council Tax

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.

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>

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: Driveway & Garage

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

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.



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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.

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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Whiteley Croft Rise, Otley, LS22

Main House = 129.4 sq m / 1393 sq ft
Garage = 26.8 sq m / 288 sq ft
Total = 156.2 sq m / 1681 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	 56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

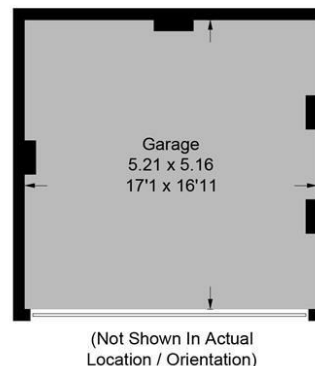
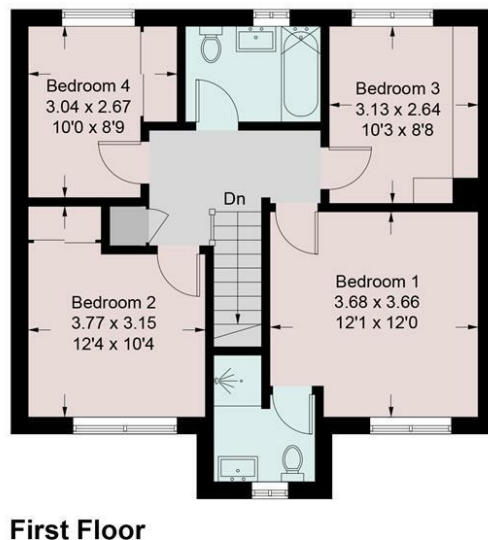
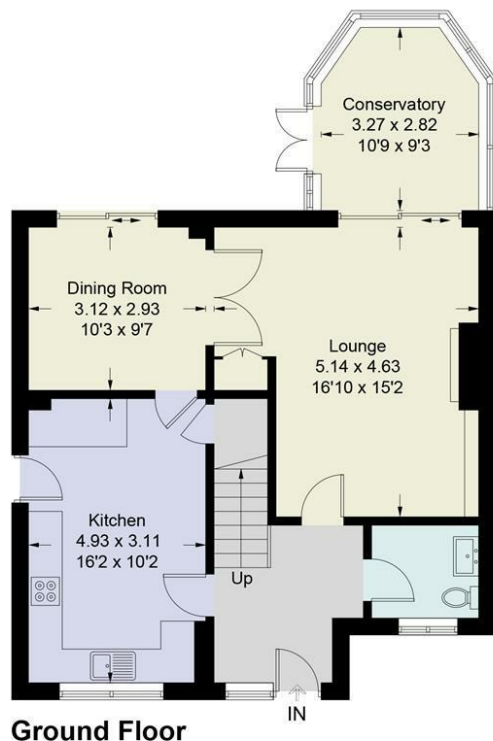


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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