



1 FOWLERS CROFT, OTLEY LS21 1JB

Asking price £475,000

FEATURES

- Substantial End Town House With Parking & Gardens
- Two Reception Rooms And A Smart Dining Kitchen With Built In Appliances
- Six Bedrooms, Two With Their Own En-Suites, A House Bathroom & Downstairs WC
- Within Easy Walking Distance Of The Excellent Local Schools
- Short Stroll From The Town Centre And Its Superb Amenities
- Set In A Very Popular Neighbourhood On A No Through Road
- Family Friendly Area, This Spacious Home Must Be Viewed To Appreciate It's Proportions
- EPC Rating C / Tenure Freehold / Council Tax Band E



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ESTATE AGENTS

Substantial 6 Bedroom Family Home In A Great Location

This six bedroomed end town house on Fowlers Croft in Otley, offers a perfect blend of modern living and family comfort. Built in 2007, this spacious family home spans an impressive 1,770 square feet and is thoughtfully arranged over three floors, providing ample space for both relaxation and entertainment.

As you enter, you are greeted by two inviting reception rooms that offer versatility for family gatherings or quiet evenings. The heart of the home is undoubtedly the smart modern dining kitchen, which seamlessly opens to one of those reception rooms, creating an ideal space for family living and socialising. This layout ensures that everyone can enjoy each other's company, whether cooking, dining, or unwinding.

The property boasts six well-proportioned bedrooms, providing plenty of room for family members or guests. With three bathrooms, morning routines will be a breeze, ensuring convenience for all.

Outside, the fully enclosed garden to the rear offers a private sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property features a private driveway with parking for two vehicles, a valuable asset in this desirable location.

Fowlers Croft is ideally situated for easy access to Otley town centre, where you will find a variety of shops, cafes, and amenities. The area is also renowned for its excellent local schools, making it a perfect choice for families.

In summary, this delightful home in Otley presents an exceptional opportunity for those seeking a spacious and modern family residence in a prime location. Don't miss the chance to make this wonderful property your own.

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 Vestibule

Via the outer door to the front elevation and with a central heating radiator.

Downstairs WC

Fitted with a two piece suite in white including a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.

Sitting Room 16'8" max x 16'4" max (5.08m max x 4.98m max)

Focal fireplace with a gas fire inset, a central heating radiator, window to the front elevation and the staircase to the first floor.

Dining Kitchen 16'8" x 10'5" (5.08m x 3.18m)

Offering a sleek modern range of wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen benefits from having built in appliances that include a Fridge-freezer, dishwasher, electric oven and hob with an extractor hood over. Windows and French doors to the enclosed rear garden. Central heating radiator. Open plan through to the Living Room.

Living Room 15'11" x 8'10" (4.85m x 2.69m)

Open from the dining kitchen, this excellent second reception space includes a central heating radiator and windows to the side and rear elevations.

First Floor Landing

Central heating radiator and access to the following rooms:

Bedroom 1. 13'5" x 9'2" (4.09m x 2.79m)

Central heating radiator and a window to the front elevation.

En-suite

Fitted with a three piece suite in white comprising a corner shower cubicle, a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.

Bedroom 2. 13'4" x 9'2" (4.06m x 2.79m)

Central heating radiator and a window to the rear elevation.

Bedroom 3. 10'11" x 8'10" (3.33m x 2.69m)

Central heating radiator and a window to the front elevation.

Bedroom 4. 8'10" max x 9'1" max (2.69m max x 2.77m max)

Central heating radiator and a window to the front elevation.

House Bathroom

Three piece suite in white comprising a panelled bath with a mixer shower over, a wash hand basin and a low level wc. Central heating radiator and a window to the rear.

Second Floor Landing

With access to the following rooms:

Bedroom 5. 16'9" x 9'9" (5.11m x 2.97m)

A good sized bedroom having a window to the rear and a central heating radiator.



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En-Suite

Three piece en-suite comprising a corner shower cubicle, a wash hand basin and a low level wc. Central heating radiator.

Bedroom 6. 11'4" x 10' (3.45m x 3.05m)

Central heating radiator and a window to the front elevation. Large storage cupboard off.

Outside

To the front is neat block paving to the driveway providing private off road parking. Slate bed border, a lawn and a tree. Garage store (8'10" x 6') ideal for bikes etc. Moving around to the rear is an enclosed garden with a paved patio to a lawn and a gravelled play area / clothes drying area.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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 - Low / Medium

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.

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.



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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.

Offer Acceptance & AML Regulations

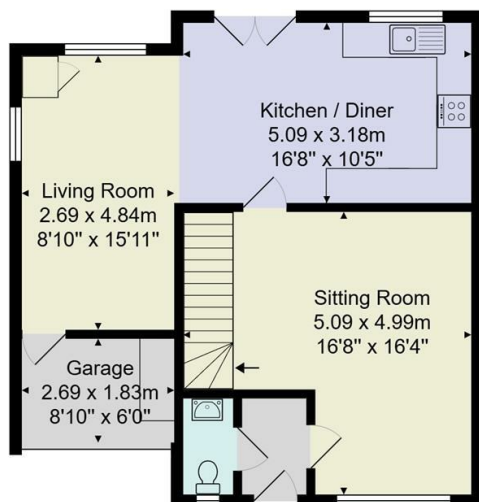
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

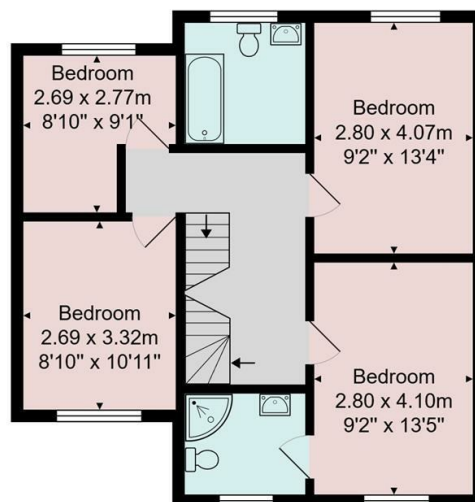
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



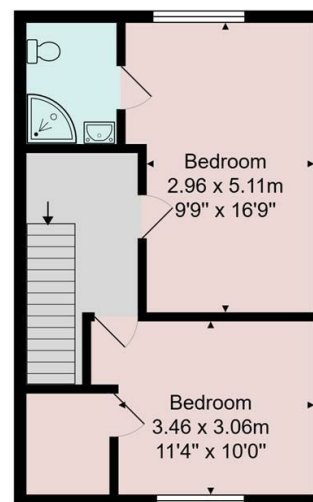
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Ground Floor



First Floor



Second Floor

Total Area: 164.5 m² ... 1770 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	86
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.



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

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