



Guide Price £550,000

- Substantial and beautifully presented town house
- Large reception area, fitted kitchen and cloakroom
- Four first floor bedrooms, en-suite & bathroom
- Planning permission: Approved June 2023 Ref: 23/02312/FU - Single storey rear extension with rooflights. Detached garden room to rear (already constructed)
- Mains services, double glazing & security system
- Level enclosed gardens with two sitting out areas
- Recently built summerhouse/office/gym
- Regarded area close to schools and Otley's amenities

23 Mellor Close, Otley, West Yorkshire, LS21 2FB

A well planned and beautifully presented substantial four-bedroom townhouse with open plan living area, smart fitted kitchen and bi-fold doors opening to a large enclosed and southerly and westerly facing garden, having recent timber built insulated summerhouse/gym/office with light and power, in this highly regarded development close to The Grammar School and Otley's array of amenities.

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23 Mellor Close, Otley, West Yorkshire, LS21 2FB

Harrogate 11 miles, Bradford 12 miles, Leeds 13 miles (all distances approximate) (all distances approximate)

General remarks

23 Mellor Close is a well presented substantial two storey town house built in 2015 by the respected developers Messrs P J Livesey & Son.

The ground floor has a substantial living room which is split into sitting and dining areas with bi-fold doors leading to a decked sitting out area. There is a family kitchen with high quality units, a range of appliances and further bi-fold doors leading to a westerly facing flagged area. A useful downstairs W/C and substantial understairs storage area.

The first floor has four double bedrooms, three with quality fitted wardrobes and one with en-suite facilities as well as a house bathroom.

Of particular note are the substantial enclosed southerly and westerly facing gardens with sitting out areas, lawns and a timber garden shed.

As aforementioned our clients commissioned the construction of a timber framed and fully insulated house office/gym which benefits from light and power. Planning Ref: 23/02312/FU

All mains services are installed including modern gas fired central heating, sealed unit double glazing and a security system.

Otley's popular and historic market town offers excellent shopping facilities with many recreational and sporting facilities and a central bus station.

The town is ideally placed for commuting into Yorkshire's key industrial centres including Leeds, Bradford, Harrogate and York, and the national motorway network (A1/M1/M62) is nearby at Wetherby making areas further afield more accessible by road. There is a railway station at nearby Menston and Leeds/Bradford International Airport is, again, nearby.

Directions

Leave the centre of Otley in a northerly direction, crossing the River Wharfe and continue straight up Billams Hill. Just past the hospital take the next turning left, turning into Wharfedale Drive and then take the second turning left onto Mellor Close where the property will be seen at the bottom right of the courtyard development and can be identified by our For Sale Board.

what3words firms.sunblock.matchbox

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Two allocated parking spaces

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England – GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view. Please note Estate service and Reserve charge paid to Rendall & Ritner quarterly (ask agent)

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

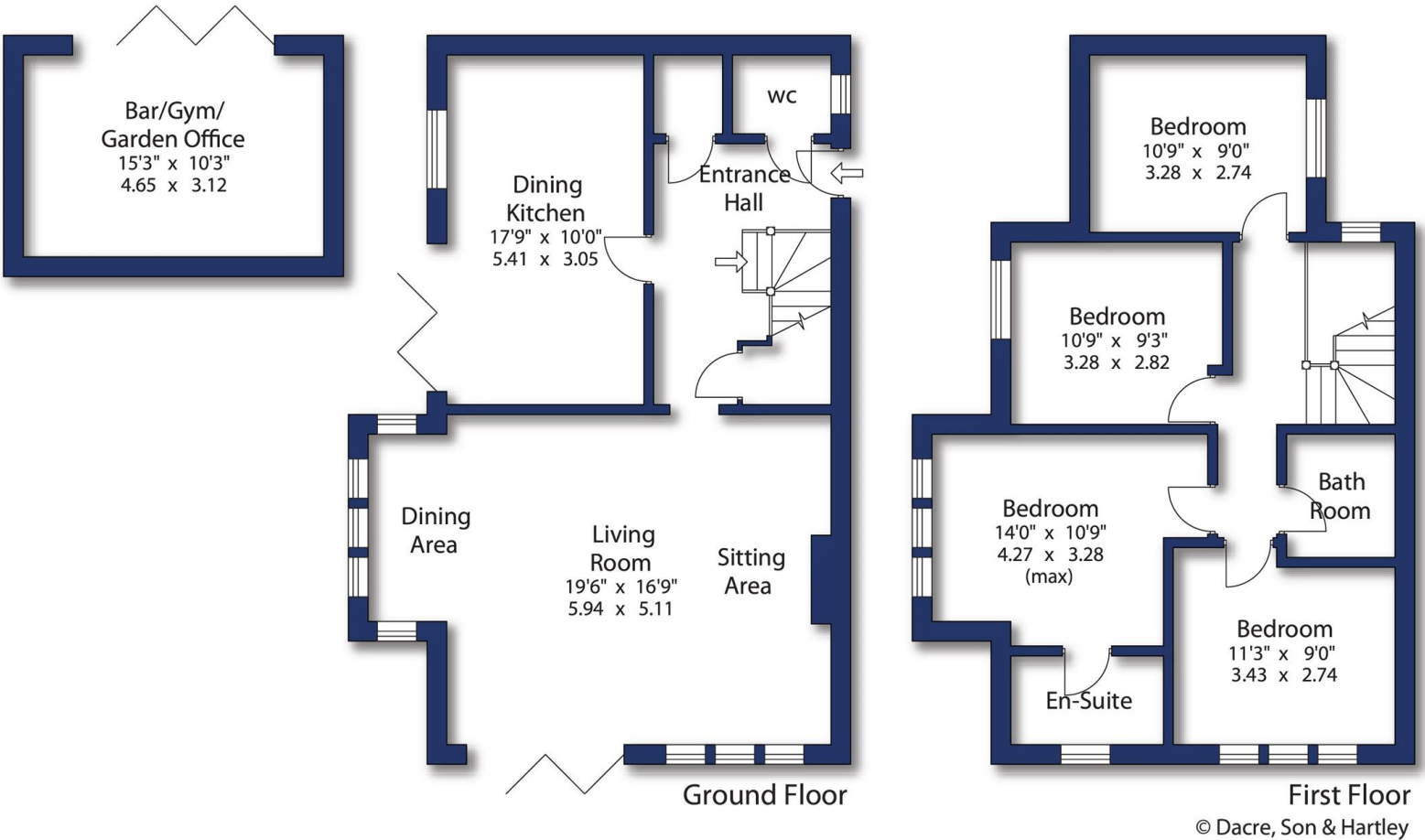
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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