



6 Whiteley Croft Gardens, Otley, West Yorkshire, LS21 3PF

A magnificent modern, five bedroom detached family home, well designed and presented with ultra-modern services, driveway parking, single garage and enclosed, substantial south-westerly facing child-friendly gardens in this sought after enclave within walking distance from Otley's central amenities.

The Estate Office, 2-4 Bondgate, Otley, West
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6 Whiteley Croft Gardens, Otley, West Yorkshire, LS21 3PF

Harrogate 10.5 miles, Bradford 11.5 miles, Leeds 12 miles (all distances approximate)

Guide Price: £739,500

- High quality detached family home
- Family kitchen with sitting, dining, and cooking areas
- Lounge, utility and WC
- Five first floor bedrooms and house bathroom
- Mains services, double glazing and security system
- Driveway parking, single garage and EV charging point
- South-westerly facing, enclosed family gardens



General remarks

Whiteley Croft Gardens was built in 2019 and is one of a small number of similar, properties 'hidden away' enclave on the edge of Otley.

As the photographs show the property is impeccably presented and well designed with an L-shaped family area split into sitting, dining, and cooking portions, with a high-quality kitchen and a range of units. There is also a lounge, useful utility, and downstairs WC.

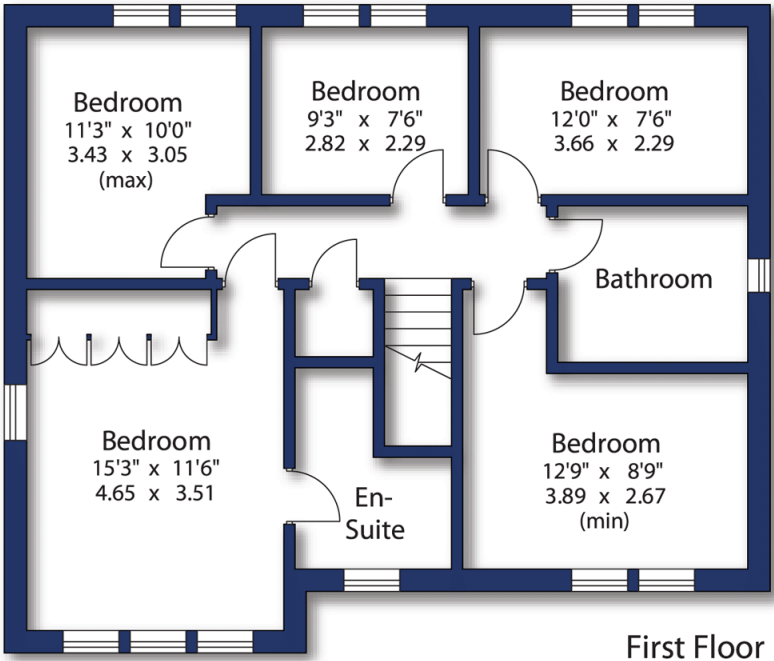
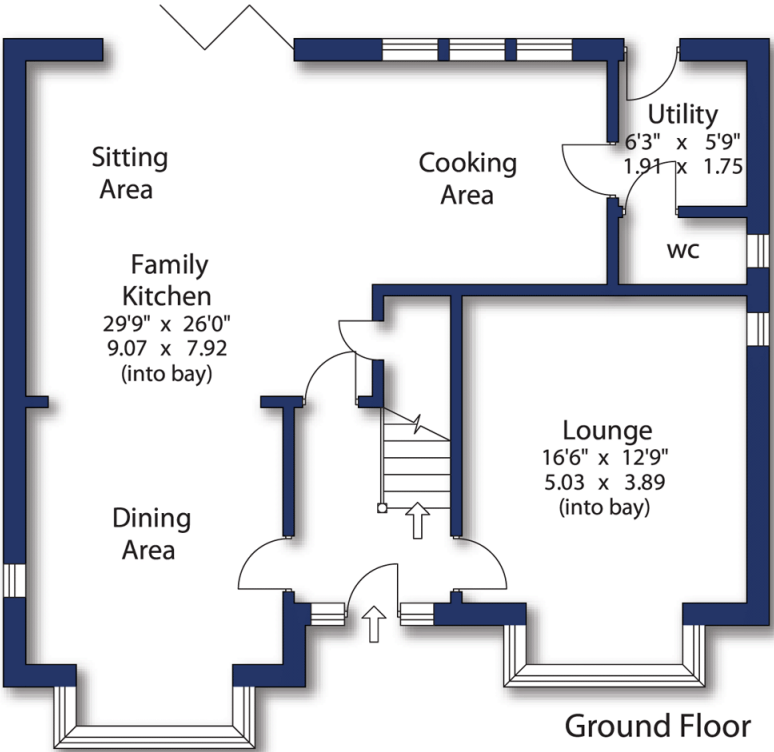
To the first floor are five bedrooms of varying sizes, one with fitted furniture and ensuite, as well as a smart house bathroom.

Mains services including gas fired central heating are installed as well as sealed unit double glazing, a security system, and EV charging point.

The property has driveway parking leading to an outbuilt single garage with light and power installed. There are gardens to the front whilst to the property's rear is the south-westerly facing, with a mature tree, being enclosed, mainly lawned with an entertaining area.

Whiteley Croft Gardens is one of central Otley's most discrete locations, within walking distance of the town's many amenities, including supermarkets, shops, recreational facilities and places of worship etc. Otley has a range of highly regarded primary schools and the regarded Prince Henry's Grammar School. The town is handily placed for the West Yorkshire and North Yorkshire conurbations with Menston railway station only a short distance from the town that has regular links to Leeds, Bradford, and Ilkley. For those wanting international travel, Leeds/ Bradford International Airport is at nearby Yeadon.

Floorplans



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Contact us



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Directions

From our offices proceed up Station Road, turning right onto Whiteley Croft road. Proceed for approximately 500 yards before turning right into Whiteley Croft garth and then taking a left into Whiteley Croft Gardens, where the property will be seen after a short distance, identified by our for sale board.

What3Words loyal.routes.wrenching

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Driveway and garage
- All mains services, EV charging point and security system

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](https://www.gov.uk/government/collections/flood-risk-information)

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.

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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