DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



15 Harecroft Road, Otley, West Yorkshire, LS21 2BG

A wonderfully presented and vastly extended three-bedroom detached family home with superb, enclosed, level lawned gardens and ample parking in one of Otley's most regarded and established residential locations close to Prince Henry's Grammar School and the River Wharfe.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk
dacres.co.uk







2 3 1

15 Harecroft Road, Otley, West Yorkshire, LS21 2BG

Harrogate 10 miles, Bradford 11 miles, Leeds 12 miles (all distances approximate)

Guide Price: £550,000

- A truly superb detached home
- Substantially extended to the ground floor
- Smart sitting room with wood burning stove
- Many original features yet thoroughly modernised
- Living room with cooking, dining, and sitting areas
- Bifold doors leading to enclosed level gardens
- Ample driveway parking, greenhouse, and shed
- Near to Prince Henry's and Wharfe Meadows Park







General remarks

15 Harecroft Road was built in the late 1920s and offers a delightful blend of elegance and modern convenience.

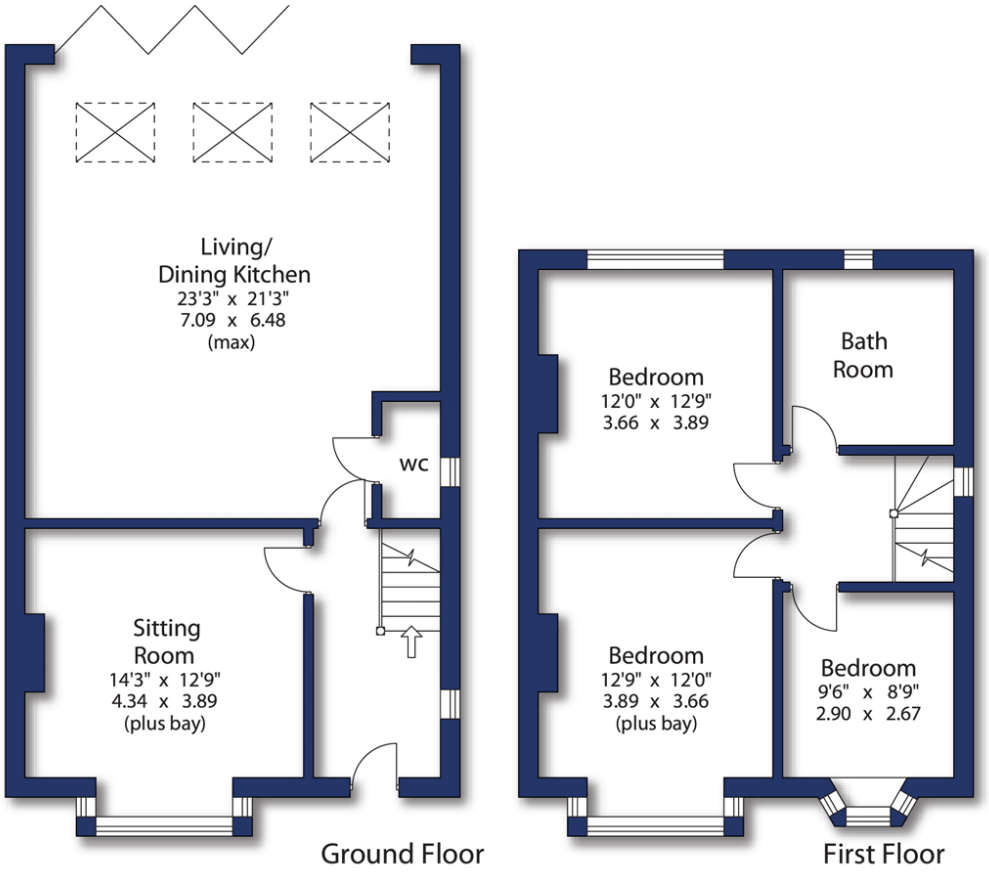
The living space is arranged over two storeys, stretching to over 1,300 sq ft. There is a spacious entrance hall leading past a smart sitting room with large bay window and log burning stove. The heart of the home is undoubtedly the stunning, modern living area which has been tastefully designed to create sitting, dining, and cooking areas. Underfloor heating is installed to the Amtico herringbone floor, there are quartz worktops and bifold doors leading to a substantial sitting out area and beyond enclosed, lawned landscaped gardens, ideal for both entertaining and children's games.

To the upper floor there are three bedrooms of varying sizes and a luxurious four piece bathroom suite, including bath and walk-in shower. All main services are installed to the house, including gas central heating and sealed unit glazing.

Harecroft Road is a much sought-after residential neighbourhood located north of the River Wharfe, close to Wharfe Meadows Park, within comfortable walking distance of the town centre. Excellent local schools are located nearby including the highly regarded Prince Henry's Grammar School which is a stone's throw away.

The historic market town of Otley offers excellent shopping, recreational and sporting facilities and is ideally placed for comfortable daily commuting into Yorkshire's key commercial centres, including Leeds, Bradford, and Harrogate.

Floorplans

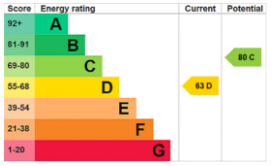


© Dacre, Son & Hartley

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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.











Contact us

01943 463321

otley@dacres.co.uk

Directions

From Dacre, Son & Hartley's office turn right along Kirkgate, over the traffic lights and across the River Wharfe bridge. Turn right onto Farnley Lane, drive past the bottom entrance of Prince Henry's Grammar School, and then take the second turning left onto Harecroft Road, where the property will be seen on the right hand side, identified by our 'For Sale' board. What3Words pylons.bells.roughness

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services and woodburning stove
- Off street parking

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.

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.

Dacres Ref: OTL260097 TJU/HCJ/22.05.26(1)