



Chevin Rise, West Chevin Road, Otley, LS21 3HA

One of Otley's finest Victorian properties full of character located on the rural fringe of the town. A substantial four bedroom semi detached family home with a wonderful blend of period charm, contemporary features and services. The property has driveway parking, gardens overlooking open fields and a recently built, fully insulated office/garden room

The Estate Office, 2-4 Bondgate, Otley, West
Yorkshire, LS21 3AB

Tel: 01943 463321

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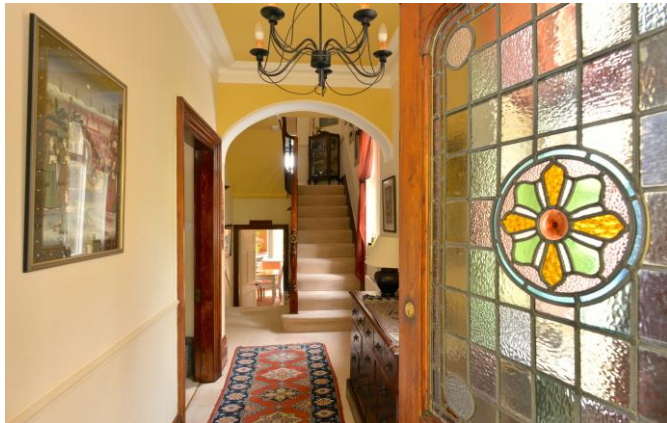


Chevin Rise, West Chevin Road, Otley, West Yorkshire, LS21 3HA

Harrogate 11.5 miles, Ilkley 7 miles, Leeds 11 miles, Bradford 11 miles (all distances approximate)

Guide Price: £630,000

- Magnificent 'arts and crafts' Victorian semi-detached
- A wealth of period charm with original features
- Three reception rooms and four bedrooms
- Driveway parking and large, enclosed gardens abutting open fields
- Recently built and insulated garden room/office with heat, power and internet cable
- Close to Otley's central facilities and Waitrose
- Lovely views to both the front and back of the property



General remarks

As the photographs show this is one of the town's finest Victorian properties with much of the inherent character and elegance being retained. The property was built in 1898 in an 'arts and crafts' style designed by famous Otley architect, Alfred Marshall.

Character features including stained glass windows, plaster work and exposed fireplaces including a handsome Yorkshire Range remain intact, yet the house has been extensively modernised with up-to-date services including a gas fired central heating system.

Downstairs, a handsome hallway is entered via a feature front door and leads past an elegant sitting room and dining area/snug to a large kitchen split into cooking and dining areas with the aforementioned Range. To the upper storey are four double bedrooms, house bathroom and separate WC. To the lower ground floor is a useful area with workshop, central portion utility and store

The property has driveway parking with a small garden to the front, whilst the majority of grounds are found to the rear with lawns, well established trees, shrubs and herbaceous borders.

There is a pond with an adjacent decked area, a large potting shed and a fully insulated recently built garden office/summer house with heating and internet points. The garden adjoins and overlooks open fields enclosed by a dry stone wall and hedges. To the side of the house there is also a very useful cycle shed.

Situated in a much sought after area, conveniently placed for local amenities and a lovely outlook over adjoining open fields, protected as part of Leeds Greenbelt and Special Landscape Area with easy access to Otley Chevin Park. Waitrose supermarket and Otley's wide array of central amenities are readily accessible and this thriving market town is surrounded by picturesque Wharfedale countryside. The commercial centres of Leeds, Bradford, Harrogate and York are within daily commuting distance, either by car, bus or the nearby rail service at Menston train station. For those wishing to travel further afield, Leeds Bradford International Airport is only a short drive away.

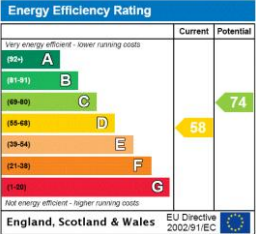
Floorplans



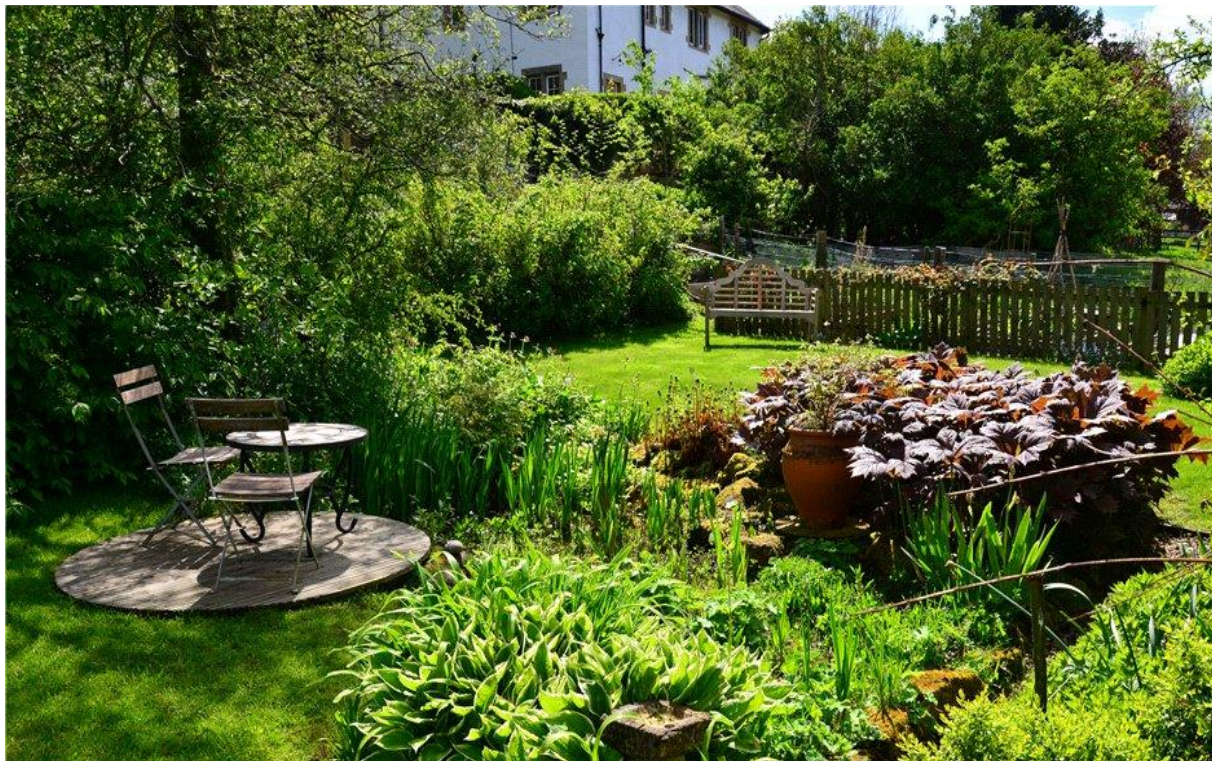
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01274 515 763

 **Dacres Surveys**
Call for a quote
01943 885 400

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Contact us



01943 463321



otley@dacres.co.uk

Directions

From our office in Otley proceed out of town via Burras Lane, pass Waitrose on the right. At the T junction turn left where the property will be seen a short distance after the right hand bend and identified by our for sale board.

What3Words them.develop.chosen

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services, gas central heating, partial double glazing and open fire/range
- 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](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. Some external photos taken 2023

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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