



51 Weston Park View, Otley, LS21 2DU

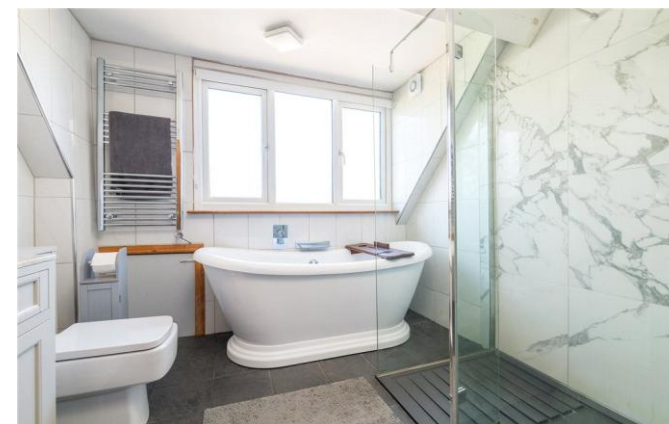
A substantial five-bedroom detached family home with lovely southerly facing lawned gardens boasting magnificent views over open farmland towards Otley Chevin and Wharfedale beyond, located on the rural fringe of Otley.

The Estate Office, 2-4 Bondgate, Otley, West
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dacres.co.uk





51 Weston Park View, Otley, LS21 2DU

Otley 1 miles; Ilkley 4 miles; Harrogate 13 miles; Leeds 13 miles (all distances approximate)

Guide Price: £580,000

- Family home stretching to over 2,600 sq. ft/241 sq. m.
- Versatile living space the majority on the lower level
- Open plan living area and fitted family kitchen
- Two ground and three first floor bedrooms and Two bathrooms
- Large integral garage and useful utility area
- All main services, gas heating and double glazing
- Lawned southerly gardens with truly stunning views
- Idyllic semi-rural location on the very fringe of Otley



General remarks

51 Weston Park View is a five bedroom detached family home with living space stretching to over 2,600 sq. ft/241 sq. m., the vast majority of which is found on the ground floor.

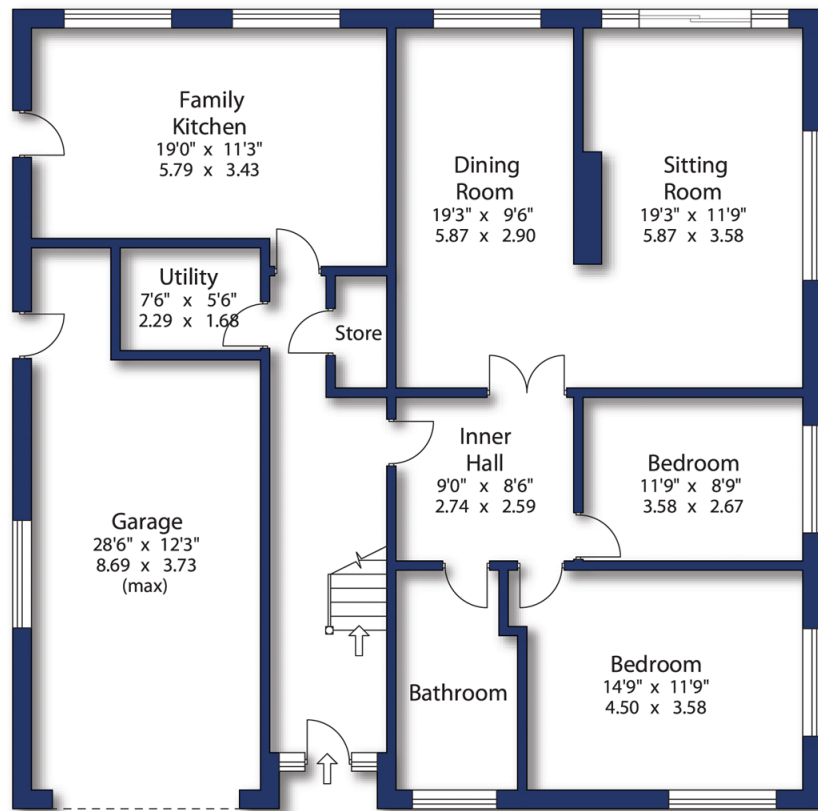
The versatile accommodation includes a hallway with useful store leading to an inner hall and open plan living area, split into sitting and dining areas with patio doors leading to the rear garden. There is a fitted family kitchen as well as two ground floor bedrooms and bathroom with an integral garage and useful utility area. The upper storey has three further bedrooms of varying sizes plus ample low-height, under-eaves storage, surrounding a landing/study area and with a first floor bathroom.

There is driveway parking to the front and to the rear are mainly lawned, enclosed gardens with truly magnificent views over the parkland of the Weston Hall Estate with the Wharfe Valley stretching beyond.

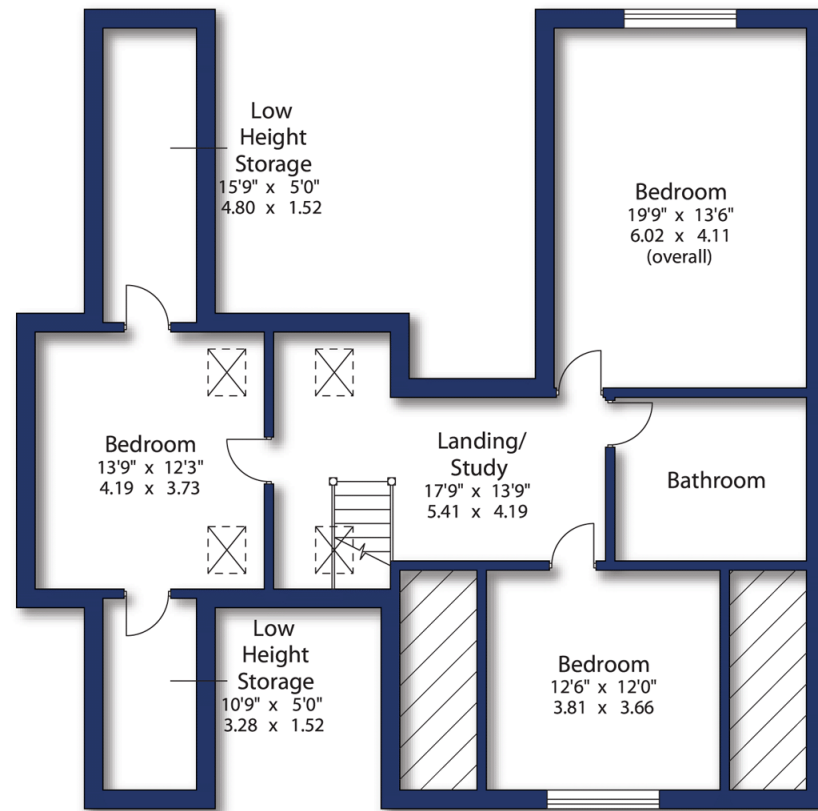
The property is situated in an established and quiet cul-de-sac location on the very north eastern fringe of Otley. Weston Park View is within an easy drive of Otley town centre and its array of facilities. It is conveniently situated for Ashfield Primary School, Little Green Frog Day Nursery and Prince Henry's Grammar School. Open countryside and farmland is only a short walk away giving a pleasant, rural feel and the views towards Otley Chevin are superb.

Otley itself provides a broad range of shopping, schooling and recreational facilities and is ideally placed for comfortable daily travelling into the surrounding business centres of both North and West Yorkshire.

Floorplans



Ground Floor



First Floor

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Contact us



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Directions

Leave the centre of Otley in a northerly direction crossing the river Wharfe and then turn left onto Weston Lane. Take the last turning on the right onto Weston Park View where the property can be found at the very end of the road identified by our for sale board.

What3Words reshaping.insist.winds

Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services. Double Glazing. Gas Central Heating. Open Fire
- Driveway, Garage

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.

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