



Burras Court, West Chevin Road, Otley, West Yorkshire, LS21 3EU

We're delighted to present Burras Court to the market, an individual stone built four bedroom detached property with southerly facing gardens and views, ample parking and located within walking distance of the town centre.

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

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dacres.co.uk   



Burras Court, West Chevin Road, Otley, West Yorkshire, LS21 3EU

Harrogate 9 miles, Skipton 16 miles, Leeds 10miles (all distances approximate)

Guide Price: £895,000

- Impressive stone-built detached property
- Spacious dining kitchen with AGA
- Two further reception rooms, one with wood burning stove
- Utility room and downstairs WC
- Four bedrooms, master with dressing room and en-suite
- Generous South- facing lawned gardens, decking and patio area
- Ample parking, EV charging point and useful store area
- Ideally located within easy walking distance of the town centre



General remarks

An exceptional and highly individual detached property, perfectly positioned within walking distance of the town centre offering a wonderful combination of character, versatility and superb outdoor space.

To the ground floor is a welcoming entrance hall which set's the scene for this wonderful home. At the heart of the property is a large dining kitchen, complete with an AGA, providing a fantastic everyday living space with plenty of room for family and friends. There are two further generously proportioned reception rooms, one featuring a wood-burning stove, offering an abundance of flexibility for formal entertaining, relaxing and family use. A downstairs WC and useful utility area complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the master bedroom been a real highlight. It incorporates a dressing room area and en-suite bathroom, creating a wonderful private retreat. There is also a four- piece house bathroom with separate shower cubicle.

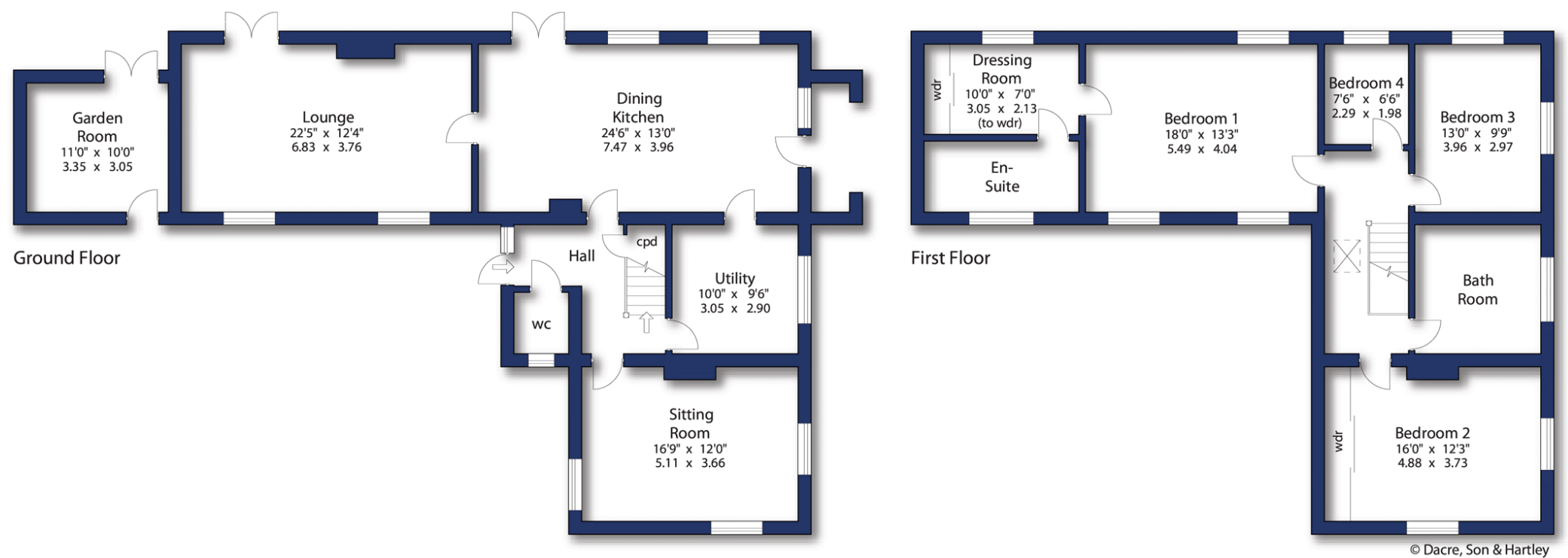
The property benefits from a lower ground floor, providing substantial additional storage and versatile space. Accessed externally to the rear of the property, this useful area also benefits from power and lighting.

Outside, the property enjoys superb south -facing gardens, together with patio and decking areas which are perfectly suited to outdoor dining, entertaining and relaxing. There is also ample parking and a private driveway

The location is equally appealing, with the town centre within easy walking distance, whilst the property continues to offer the privacy and space associated with such an individual property.

Whether you're a growing family looking for substantial accommodation, a couple wanting a spacious and characterful home, or those seeking a property with genuine individuality, this is a rare opportunity.

Floorplans

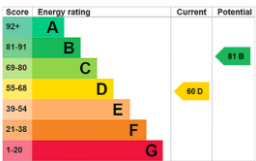


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Contact us



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Directions

From our office on Bondgate turn left onto Burras lane. Continue along Burras lane passing Waitrose, and at the T-junction turn right onto West Chevin road. Take the first immediate right, where Burras court will be found directly ahead, to the right.

What3Words president.diary.lorry

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services and woodburning stove
- Driveway

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/checks/check-for-flooding-in-england)

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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