



Moorside Cottage, Askwith Lane, Askwith, Otley, LS21 2JB

Offered with NO ONWARD CHAIN Moorside Cottage is a charming stone-built three-bedroom detached home enjoying a semi-rural setting with Ilkley and Otley a short drive away, ideal for those looking for a quieter way of life without feeling too isolated.

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



Moorside Cottage, Askwith Lane, Askwith, Otley, North Yorkshire, LS21 2JB

Otley 3 miles; Ilkley 4 miles; Harrogate 13 miles; Leeds 13 miles (all distances approximate)

Guide Price: £399,950

Accommodation

- **NO ONWARD CHAIN**
- **Stone built period cottage**
- **Detached**
- **Period charm**
- **Three bedrooms**
- **Pleasant southerly garden with useful outbuilding**
- **Highly sought after village location**
- **Close to Askwith Primary School**

General Remarks

Over recent years this property has undergone a considerable programme of reconfiguration whilst the period charm has been fully retained. It would suit a single person, couple, small family or investment opportunity.

From the moment you step inside Moorside Cottage there is a wonderful sense of warmth creating a welcoming atmosphere throughout. The interior is particularly appealing, with exposed beams, stone flagged floors, wooden floors and stone detailing all of which you'd expect to find in a property of its era.

To the ground floor is a pleasant dining area leading to the kitchen which has a range of units, plumbing for a washing machine and the bonus of a useful underfloor wine storage area. The principle sitting room has an impressive stone fireplace with log burning stove as previously mentioned providing a place to unwind and relax. There is a further separate room to the ground floor which has many uses, for example it could be an office, playroom, music room or occasional bedroom. To the first floor are three bedrooms, two of which are doubles and a smart bathroom benefiting from underfloor heating.

Mains water, electricity and drainage are installed with oil central heating from a recently installed external combi boiler and quality renewed sealed unit double glazing including a timber stable front door.



Outside is a level lawned southerly facing enclosed lawned cottage garden and patio area with climbing wisteria and roses to be admired in the summer months, a wonderful space to relax, entertain or simply enjoy the surrounding countryside. A useful timber outbuilding also provides additional storage.

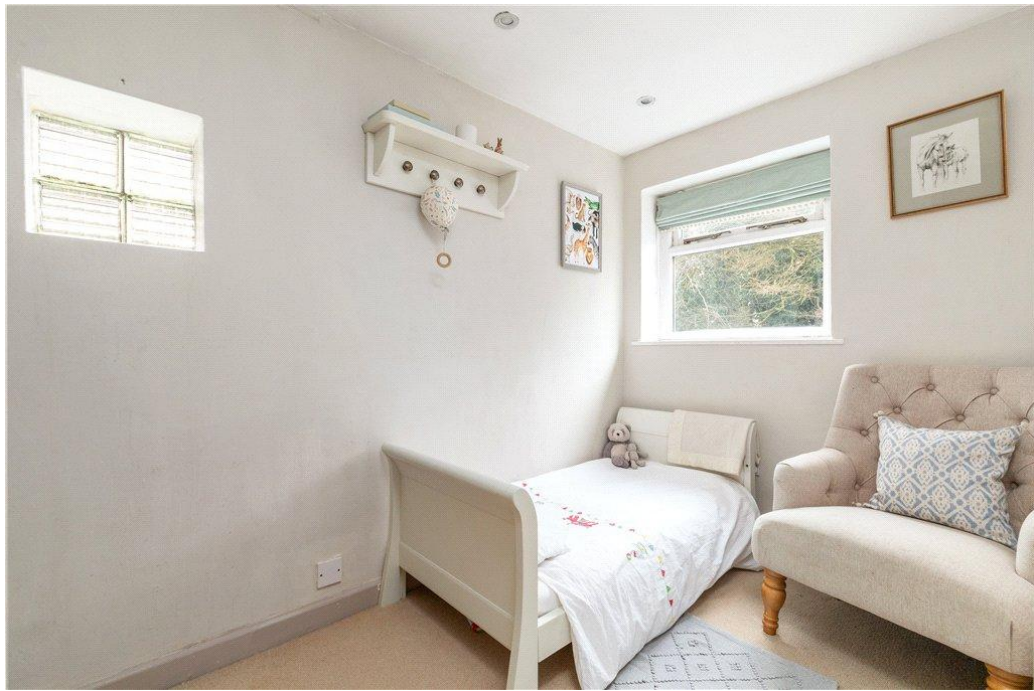
The Village of Askwith is situated within North Yorkshire and the much-favoured south facing side of the Wharfe Valley, between Ilkley and Otley. Askwith Primary School is a short stroll away as is The Penny Bun, a local bar and restaurant enjoying local produce. The nearest railway station is Ben Rhydding, for those overseas commuters Leeds Bradford International Airport is also a short distance away.

Sellers Comments

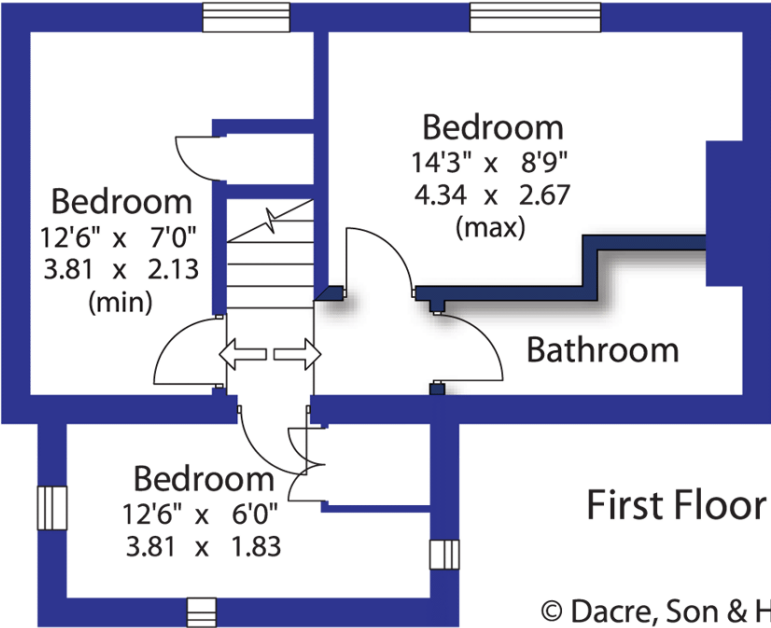
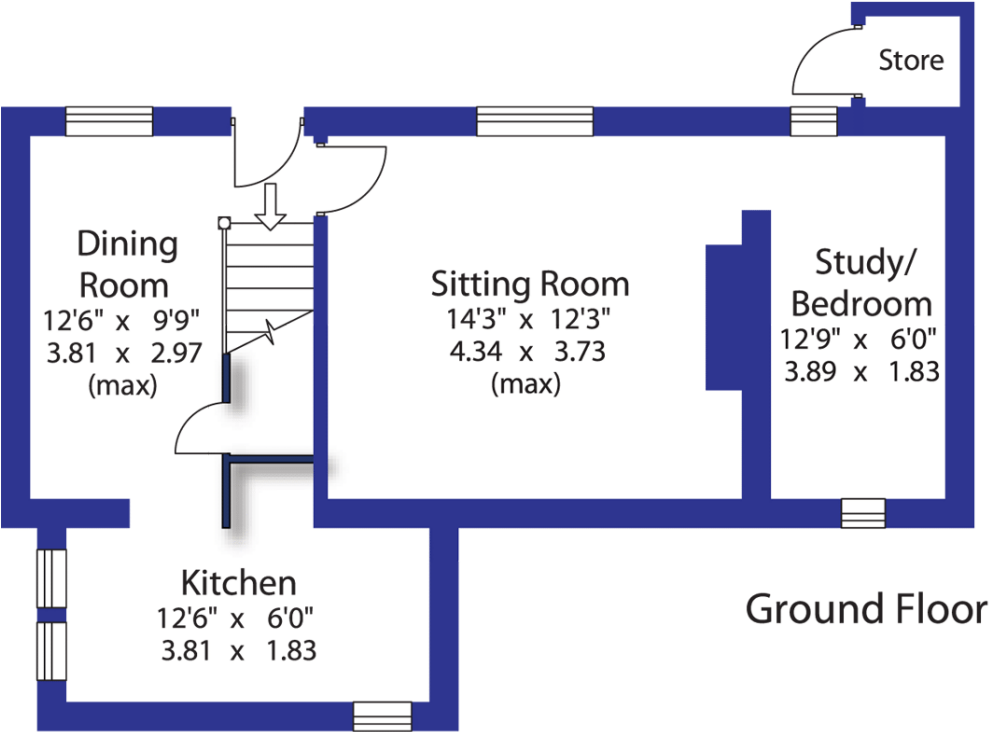
"We have loved living in Moorside Cottage, which visitors often say reminds them of the charming cottage in The Holiday. We will be incredibly sad to leave. Full of character and warmth, it has been part of our family for over 10 years and holds many happy memories. Our daughter has loved attending Askwith Primary School 'Outstanding Ofsted', with the easy walk there a real bonus. We love the local country walks from the cottage, often finishing with a drink at The Penny Bun!"







Floorplans





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C		
(58-68) D		
(48-57) E	39	
(39-47) F		
(21-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01943 463321

otley@dacres.co.uk

Directions

Proceed into the centre of Village, turning right before the Penny Bun Pub and Restaurant. Drive past the primary school on the right hand side and continue up the lane. The property is located on the left-hand side identified by our 'for sale' board. What3Words worms.crouching.workshops

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C
- Area of outstanding beauty
-

Tenure, Services & Parking

- Freehold
- All mains services, double glazing, wood burning stove, oil central heating and underfloor heating in the bathroom
- Parking – Ask Agent

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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