



Mellor Close, Otley LS21 2FB

welcome to

Mellor Close, Otley

Beautifully presented modern mid-terrace home in a sought-after Otley location. Featuring a bright open-plan living/kitchen area, stylish fitted kitchen, modern bathroom, downstairs WC, en-suite principal bedroom, private rear garden, & two allocated parking spaces. Ideal for a wide range of buyers.



Otley

Otley is a thriving market town approx. 10 miles from Leeds City Centre and sits in the Vale of the famous Otley Chevin. Otley has a wide range of amenities, shops, bars, cafes, restaurants and supermarkets and there is a regular market. There are regular buses that service Leeds, Bradford, Harrogate and surrounding areas, ideal for commuters and there are some well regarded primary and secondary schools including Prince Henrys Grammar School, perfect for families with children. Otley has an abundance of attractions including Otley Courthouse Arts Centre and Kirkgate Arcade Shopping Centre. The real attraction has to be Wharfemeadows Park which has a fabulous childrens play area, outdoor gym, skate park, tennis courts and café. There are also pleasant walks along the riverside, plenty of green space and boats to hire in the warmer months.

Wharfedale Park

Wharfedale Park offers luxury living in a tranquil setting perfectly placed near Otley. The development offers a blend of new and converted historical dwellings of interesting and individual designs. It also features a grassed and shaded communal area. No. 25 Mellor Close is a modern mid-terrace house in a secluded mews style cul-de-sac setting.

Hallway

The welcoming hallway has access to the downstairs wc and a useful understairs cupboard.

Living/Dining/Kitchen

Offering open plan living, this is a fabulous bright and airy space perfect for entertaining and relaxing. The modern kitchen offers a good range of wall and base units with grey gloss doors and integrated appliances neatly hidden to give a sleek finish. The living area has ample room for furniture, table and chairs. Fully glazed bi-fold doors open to the garden and allow lots of natural light to flood the room.

Downstairs Wc

Comprising a wc and hand basin.

Bedroom One

A double bedroom with space for free standing furniture and access to en suite facilities.

En Suite

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with space for free standing furniture.

Bedroom Three

A generous size single bedroom with space for a single bed and free standing furniture.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wc and hand basin.

Loft

There is a partially boarded and lit loft accessed via a retractable ladder.

Outside

To the front of the property there are two allocated parking spaces. The private rear garden is mainly laid to lawn with a paved seating area leading off the lounge.

Management Charges

There is a quarterly management charge of £134.81

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Mellor Close, Otley

- MODERN MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING/KITCHEN
- MODERN KITCHEN & BATHROOMS
- DOWNSTAIRS WC & EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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