



## Manor Street, Otley, LS21

Link-detached character property | Five bedrooms | Sought after location | Development opportunity  
Generous garden | No onward chain

**Offers In Excess Of: £375,000**

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HERE TO GET *you* THERE



## **Manor Street, Otley, LS21**

A link-detached five bedroom character property in a much sought after location, within walking distance of Otley town centre. The property offers great potential for further development, subject to relevant planning permission. The accommodation briefly comprises two generous reception rooms with bay windows, kitchen, dining room and cloakroom on the ground floor. There are five double bedrooms, a shower room and separate WC to the first floor. There is a substantial garden to the front of the property, as well as a detached outbuilding, greenhouse, shed and workshop. Viewing is highly recommended to fully appreciate the development opportunity. No onward chain.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

### **LOCATION**

### **DIRECTIONS**

### **ACCOMMODATION**

Covered entrance leads to front entrance door with stained glass window over.

### **ENTRANCE HALL**

Traditional radiator, ceiling coving.

### **LIVING ROOM**

*6.17m (20' 3") into bay x 3.99m (13' 1")*

Leaded windows set into bay to front, leaded sash window to side, coal effect gas fire with stone surround, dado rail, ceiling cornice, ceiling rose, two traditional radiators.

### **RECEPTION ROOM**

*6.17m (20' 3") into bay x 3.61m (11' 10")*

Leaded windows set into bay to front, coal effect gas fire with stone surround, dado rail, ceiling cornice, door leads to steps down to the cellar.

### **DINING ROOM**

*4.65m (15' 3") x 2.39m (7' 10") min*

Two UPVC double glazed windows to front, fitted wooden bench seats, radiator.

Opening leads into:

### **KITCHEN**

*3.71m (12' 2") x 3.00m (9' 10")*

Two high level UPVC double glazed windows to rear, fitted kitchen units at base and wall level with splashback tiling, internal window, Bosch oven, stainless steel sink and drainer, built in pantry cupboard, space and plumbing for washing machine, fridge and dishwasher.

### **SIDE ENTRANCE VESTIBULE**

Door out to side of property, tiled flooring.

### **CLOAKROOM**

Low level WC, pedestal wash basin, tiled walls, gas meter.

From the entrance hall, staircase leads up to:

### **FIRST FLOOR LANDING**

Built in double wardrobe and cupboards, traditional radiator.

### **BEDROOM ONE**

*5.21m (17' 1") x 3.94m (12' 11")*

Leaded windows to front and side, recessed cupboard, ceiling coving, traditional radiator.

### **BEDROOM TWO**

*4.34m (14' 3") x 3.94m (12' 11")*

Leaded sash window to front, fitted wash basin, traditional radiator, ceiling coving.

### **BEDROOM THREE**

*3.94m (12' 11") x 2.92m (9' 7")*

UPVC double glazed window to side, ceiling coving.

### **BEDROOM FOUR**

*3.84m (12' 7") x 2.92m (9' 7")*

UPVC double glazed window to side, ceiling coving.

### **BEDROOM FIVE**

*4.60m (15' 1") x 2.44m (8' 0")*

Two timber framed double glazed windows to front, built in wardrobe, radiator.

### **SHOWER ROOM**

UPVC double glazed window to side, fully tiled, shower enclosure, pedestal wash basin.

### **CELLARS**

There are two large cellars below the living room and reception room housing the boiler

**WC**

UPVC double glazed opaque window to rear, low level WC, part tiled.

**OUTSIDE**

To the front of the property lies a generous garden with fence borders, lawn, paved patio and raised flower beds. There is a detached outbuilding, covered porch to the side of the property, workshop and garden shed.

**DIRECTIONS**

From our offices in Kirkgate, continue straight ahead at the traffic lights onto Clapgate, becoming Bridge Street. Turn right onto Cattle Market Street then left onto Manor Street. The property can be found at the bottom of the street on the left hand side.

**ADDITIONAL SERVICES**

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 180 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

**LETTINGS \* INVESTMENT \* MANAGEMENT**

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

**PROPERTY BLOG**

The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to [www.wharfevalleypropertyblog.co.uk](http://www.wharfevalleypropertyblog.co.uk).

**OPENING HOURS**

Mon - Fri: 9.00am - 5.30pm

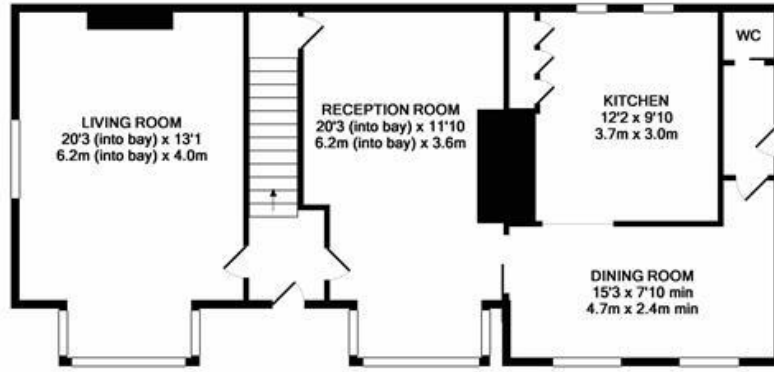
Sat: 9.30am - 5.00pm

Sunday viewings by appointment

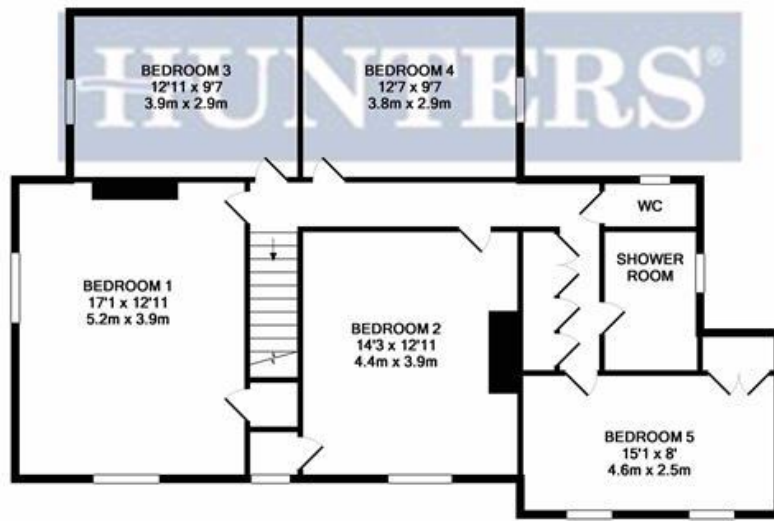
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Manor Street, Otley, LS21 | £375,000



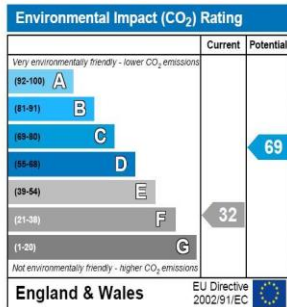
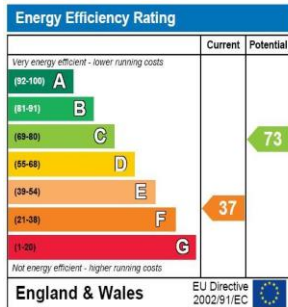
GROUND FLOOR  
APPROX. FLOOR  
AREA 807 SQ.FT.  
(75.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 964 SQ.FT.  
(89.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1771 SQ.FT. (164.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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