



10 GRANVILLE MOUNT OTLEY LS21 3DZ

Price £285,000

FEATURES

- Stone Built Inner Terraced House Offering 3 Double Bedrooms
- Lovely Character Features with Sympathetic Modernised Fixtures & Fittings
- Sitting Room with a Focal Wood Burning Stove To The Chimney Breast
- Dining Kitchen with a Range Style Cooker & Stone Flagged Flooring
- 4 Piece House Bathroom Including a Roll-Top Bath
- Excellent Basement Plastered & With Heating
- Small Gardens To The Front & West Facing Rear
- Convenient Location Close to Otley Town Centre
- EPC Rating D / Tenure Freehold / Within The Otley Conservation Area
- Internal Viewing Recommended To Appreciate The Accommodation Size



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroomed Mid Terrace House Located In Otley

Perfectly located being just a few minutes walk from the Vibrant town centre, local schools and the excellent amenities on offer in Otley, the 3 double bedroomed stone built terraced house is the perfect home for couples or a family alike. The property combines some lovely character features with sympathetic modernisation including attractive modern double glazed sash windows. Commencing on the ground floor is a welcoming sitting room with a warming wood burning stove to the chimney breast and the original stripped pine cupboards to the alcove. The dining kitchen offers a good range of fitted kitchen units, has a range style cooker and the lovely original stone flagged floor. The cellar below has been plastered, providing excellent storage. and includes a radiator. To the first floor is the first of the three double bedrooms and the spacious house bathroom which includes a roll-top bath and a shower cubicle. Finally to the top floor there are two more double bedrooms. Externally there is a paved garden to the front, whilst to the rear is a stone walled garden area that enjoys a westerly aspect. Contact Shankland Barraclough Estate Agents in Otley to arrange your viewing.

Otley

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Sitting Room 14'1" x 13'3" (4.29m x 4.04m)

A lovely welcoming reception room having a focal wood burning stove inset to the

chimney breast and an original stripped pine units to the alcove. Moulded ceiling cornice, a central heating radiator, two sash windows to the front elevation with privacy plantation blinds fitted and a door also to the front.

Dining Kitchen 12' x 10'3" (3.66m x 3.12m)

Fitted with a good number of cream shaker styled wall and base units having granite worksurfaces over and a Belfast sink unit inset. The kitchen also includes a range style cooker with an extractor hood built in to the chimney breast, stone flagged flooring and a central heating radiator. Stable door to the rear garden and a sash window with privacy plantation blinds fitted.

Basement 13'3" x 11'2" (4.04m x 3.40m)

This is a great area that has plastered walls and ceiling, a central heating radiator, plumbing for a washing machine, light and power points.

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'3" x 11' (4.04m x 3.35m)

Having a walk in wardrobe, focal fireplace to the chimney breast, a central heating radiator and a sash window to the front elevation.

Bathroom wc 12' x 10' (3.66m x 3.05m)

A fabulous proportioned house bathroom fitted with a four piece suite in white comprising a claw foot roll-top bath, a shower cubicle, wash hand basin and a low level wc. Built in storage cupboards, one of which houses the central heating boiler, a central heating radiator, tiled flooring, a sash window and a focal fireplace to the chimney breast.

Second Floor

Access to the following rooms:

Bedroom 2. 13'4" x 12'2" (4.06m x 3.71m)

Central heating radiator, a dormer window and a Velux for extra natural light.

Bedroom 3. 13'4" x 11'8" (max) (4.06m x 3.56m (max))

Central heating radiator and a Velux window to the front elevation.



Outside

Paved front garden to the front with low stone walling and a garden gate. To the rear the garden enjoys a westerly aspect, is enclosed by fencing and paved for easier maintenance.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Located within Otley's Conservation Area

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UK's four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

