



2 BANK PARADE, OTLEY LS21 3DY

Asking price £295,000

FEATURES

- Victorian Stone Built End Terraced House On A Tree Lined Street
- 3 Bedrooms All Good Doubles
- Sitting Room And A Dining Kitchen
- Offered With The Advantage Of Having No Onward Chain
- EPC Rating E / Tenure Freehold
- Centrally Located Close To Waitrose & Otley Town Centre
- Large House Bathroom With Roll Top Bath & Walk In Shower
- Useful Cellar & Gardens
- Gas Central Heated & Sealed Unit Double Glazed
- Located Within The Otley Conservation Area



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom End Terraced On A Lovely Tree Lined Street

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:

Ground Floor

Sitting Room 13'3" x 12'6" (4.04m x 3.81m)

A lovely light and airy reception room having windows to the front and side elevations, together with a door also to the front. Focal fireplace to the chimney breast with a gas fire inset and a central heating radiator.

Dining Kitchen 11'8" x 9'5" (3.56m x 2.87m)

Offering a good number of fitted wall and base units having worksurfaces over and a sink unit inset. Built in oven and hob, plumbing for a washer, window and door to the rear garden.

Cellar 12'7" x 11'8" (3.84m x 3.56m)

Useful area having light and power.

First Floor

Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 12'6" x 10' (3.81m x 3.05m)

Benefitting from having a walk in wardrobe, a central heating radiator and a window to the front elevation.

House Bathroom

A very generous sized house bathroom fitted with a four piece suite that includes a claw foot roll top bath, a walk in shower with a glazed side screen, a wash hand basin and a low level wc. The bathroom is complemented by decorative wall panelling, ceiling cornice, and a chrome central heated towel rail. Window to the rear elevation, an extractor fan and a deep cupboard that also houses the central heating boiler.

Second Floor

Bedroom 2. 13' x 12'7" max (3.96m x 3.84m max)

Large Velux styled window to the front and two further windows to the side gable wall for excellent natural light. Central heating radiator.

Bedroom 3. 12'7" x 11'6" (3.84m x 3.51m)

Having three Velux Styled windows and a further window to the side gable wall makes this a lovely light and airy bedroom. Central heating radiator.

Outside

To the front is a small garden with crushed blue slate, a footpath to the front door and a low stone wall to its side. Moving around to the rear the garden is fully enclosed by fencing and a gate, and is flagged for easier maintenance.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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 proof of how the property purchase is to be financed as well as identification from all prospective buyers. 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(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, 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.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Located within the Otley Conservation Area

Council Tax Leeds

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.



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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 UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

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.

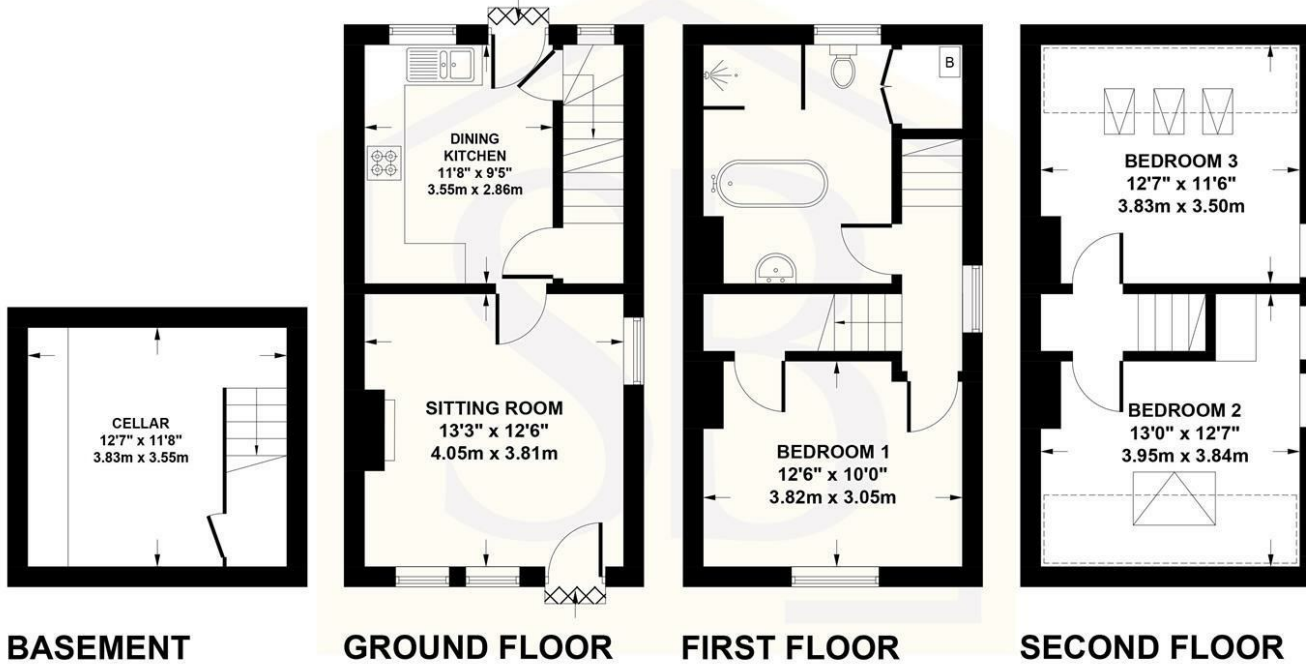
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

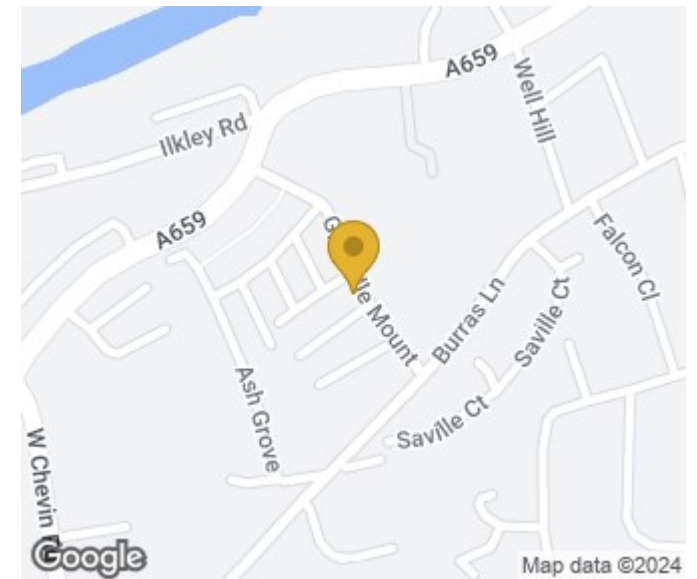


This plan is for guidance only. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		51	
(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.



T: Call us on 01943 889010
E: info@shanklandbarraclough.co.uk
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