



21 ELM TERRACE, OTLEY LS21 1HP

Asking price **£370,000**

FEATURES

- Attractive Stone Built Inner Terrace House With A Fabulous South Easterly Facing Garden
- 3 Bedrooms Of Good Proportions And A Valuable Study / Home Office
- White 3 Piece House Bathroom With Shower Over The Bath
- Private Off Road Parking For Up To 3 Cars
- Beautifully Located Within The Otley Conservation Area
- Lovely Character Accommodation Incorporating 2 Reception Rooms Both With Wood Burning Stoves
- Kitchen With An Attached Outhouse Store Offering Potential To Extend The Accommodation (STP)
- Double Glazed Including Sash Windows & Gas Fired Central Heating
- EPC Rating D / Tenure Freehold



Attractive Stone Built Terraced With A Great Garden & Parking

Enjoying a lovely long south easterly facing garden together with private off road parking, this attractive stone built terraced house is truly worthy of an early appointment to view. Located within a very popular neighbourhood, quietly set yet just a short walk from the town centre and its excellent array of shops and facilities. The property commences with a good sized and practical porch, the ideal area to kick off those muddy boots and wet coats. This then leads through to the sitting room where you can warm by the feature wood burning stove that is inset to the chimney breast. A separate family / dining room is located to the rear of the house and once again enjoys a warming wood burning stove. The kitchen is located off this room and offers a good range of fitted units. Attached externally to the kitchen is a stone built store of good proportions (14' x 8'10) which offers potential to make a bigger dining kitchen as some of the neighbouring homes have done, subject to gaining the required planning approvals. To the first floor there are two of the bedrooms and the white three piece house bathroom and finally on the top floor is a study area and a lovely bedroom with fantastic Chevin views. To arrange a viewing of this lovely home, contact Shankland Barraclough Estate Agents in Otley and we will make an appointment for you.

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:

Entrance Porch

This stone built porch includes a composite outer door to the front elevation together with windows and is the ideal place to kick off those muddy boots and wet coats.

Sitting Room 13'2" x 12' (4.01m x 3.66m)

A lovely reception room having a focal wood burning stove inset to the chimney breast with built in cupboards and shelving to one of the alcoves and the lovely moulded ceiling cornice. Central heating radiator and a sash window to the front elevation.

Family Room / Dining Room 13'4" x 10'10" (4.06m x 3.30m)

Located to the rear of the building, this lovely room also benefits from having a wood burning stove inset to the chimney breast with pine cupboards to one alcove and shelving to the other. Tall tubular central heating radiator, a composite door and window to the rear.

Kitchen 8'8" x 6'3" (2.64m x 1.91m)

Well planned to make the most of the space on offering having a good number of fitted kitchen units with natural polished wood worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in electric oven and hob with an extractor hood over, provides plumbing for a dishwasher and has windows to the side elevation. Door to the staircase that leads down to the cellar.

Cellar 1 10'4" x 6'11" (3.15m x 2.11m)

Cellar 2. 8'11" x 6'5" (2.72m x 1.96m)

First Floor Landing

With access to the following rooms:

Bedroom 1. 13'3" x 11'11" (4.04m x 3.63m)

Lovely principle bedroom having a focal fireplace to the chimney breast, built in wardrobe to one alcove and shelving with a cupboard below to the other. Central heating radiator and a sash window looking over the garden.

Bedroom 3. 13'6" x 8'4" (4.11m x 2.54m)

Focal fireplace to the chimney breast, a central heating radiator and a sash window to the rear elevation.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by Vinyl tiled pattern flooring and tiled splash backs to the walls, a chrome central heated towel rail and a window to the rear elevation.

Second Floor

Study Area 10'7" x 6'6" (3.23m x 1.98m)

Valuable area to any home these days, the study has a Velux styled window to the pitched ceiling, a central heating radiator and access to the eaves storage cupboard.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Bedroom 2. 14'9" x 13'1" (4.50m x 3.99m)

Benefitting from built in wardrobes, a central heating radiator and a window to the front offering lovely views of Otley Chevin.

Outside

The property enjoys a long garden with a south easterly aspect, all privately enclosed by hedging and incorporating a lawn, patio, vegetable garden and a timber garden shed. The property also benefits from having its own parking to the front. A private lane leads around Elm Terrace and to the rear where a stone built store (14' x 8'10") is found and is attached to the kitchen, which if combined (subject to gaining the required approvals) would make for a great sized dining kitchen. Small rear yard area.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

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.

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/>

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



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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 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.

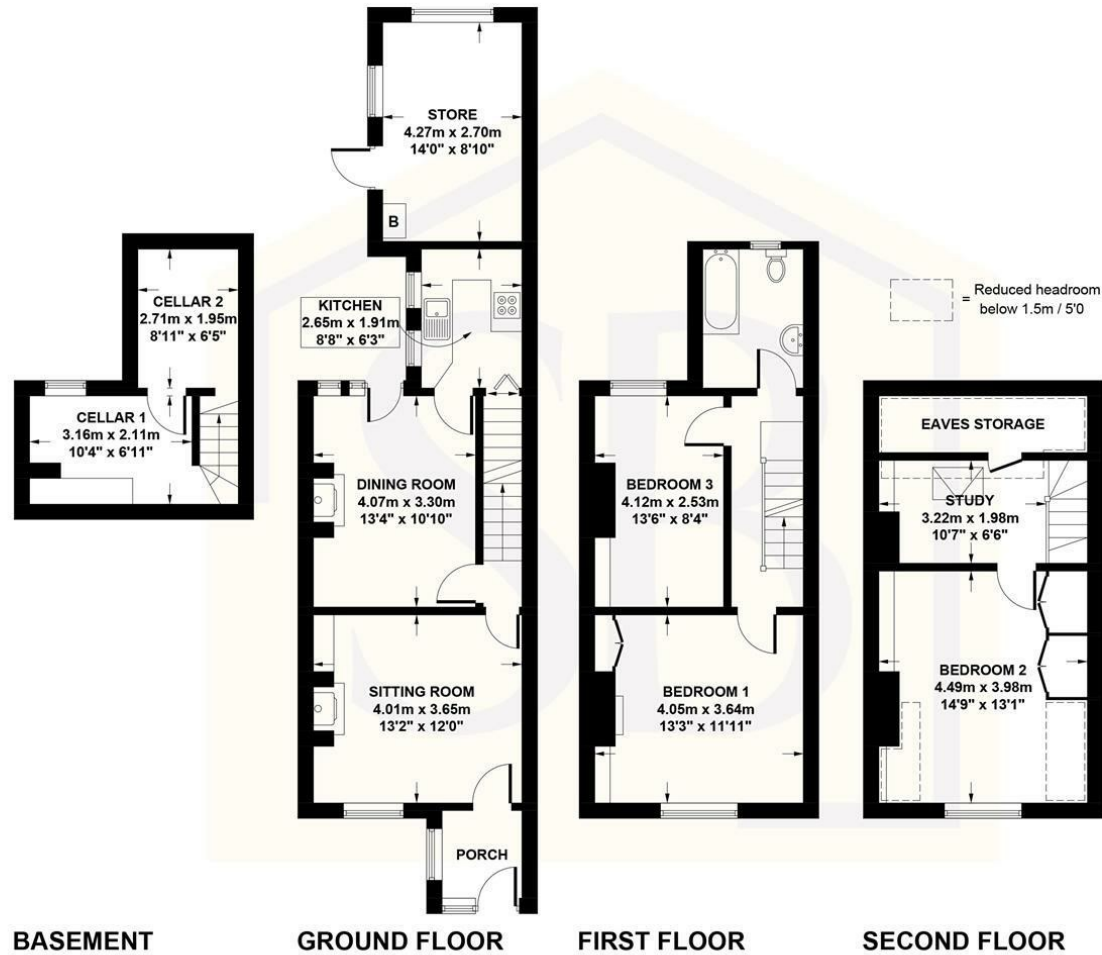
Please Note

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.



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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		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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
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