



49 NORTH PARADE, OTLEY LS21 1BA

Asking price £240,000

FEATURES

- Deceptively Spacious Two Bedroom + Attic Room Stone Terraced House
- Two Reception Rooms, A Hallway & Kitchen To The Ground Floor
- Attractive Garden To The Rear With Scope to Create Private Parking
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Located Within The Beautiful Otley Conservation Area
- In Need Of Modernisation Offering Great Scope To Make Into A Fine Home
- Two Full Height Basement Cellar Rooms With Potential (subject to gaining the required approvals)
- First Floor Bathroom Currently With A Walk In Shower
- EPC Rating F / Council Tax Band C/ Tenure Freehold



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Centrally Located 2 Bedroom Terrace With Garden To The Rear

Perfect home for a first time buyer or someone looking to downsize who wants the convenience of being just a short stroll from the town centre and its excellent amenities. With an enclosed garden to the rear with potential to make private off road parking as many of the neighbouring homes have, this stone built home is offered with the advantage of having NO ONWARD CHAIN. The accommodation includes two good sized double bedrooms and an attic room, a house bathroom, a sitting room and a dining room with a kitchen off and an entrance hallway. There are two, full height, cellars offering potential to be made in to additional living space subject to gaining the required approvals. Now in need of modernisation, this spacious home offers great potential for a new owner to put their own stamp on to it and enjoy it for many a year to come. To arrange your viewing, contact Shankland Barraclough Estate Agents in 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:

Ground Floor

Entrance Hallway

uPVC door to the front elevation, moulded ceiling cornice and a central heating radiator. Staircase to the first floor.

Sitting Room 12'5" x 11'10" (3.78m x 3.61m)

Electric fire to the chimney breast, a central heating radiator, and a window to the front elevation. Floorboards under the carpet, moulded ceiling cornice and rose provide character features to this room.

Dining Room 13'1" x 11' (3.99m x 3.35m)

Central heating radiator and a window to the rear.

Kitchen 13'7" x 8'11" (4.14m x 2.72m)

Fitted wall and base units with worksurfaces over and a sink unit inset. Provision for a gas cooker, a central heating radiator, window to the rear and a door to the garden.

Basement

Cellar 1 13'3" x 12'5" (4.04m x 3.78m)

Full height cellar having a window, sink unit, light and power points.

Cellar 2. 13' x 10'8" (3.96m x 3.25m)

Window, fitted shelving and light point.

First Floor

Landing

Central heating radiator and access to the following rooms:

Bedroom 1. 13'9" x 12'8" (4.19m x 3.86m)

Fitted wardrobes and cupboards, a central heating radiator and a window to the front elevation.

Bedroom 2. 13'1" x 8'7" (3.99m x 2.62m)

Fitted wardrobe and cupboards, a central heating radiator and a window to the rear elevation.

Bathroom

Currently fitted with a three piece suite comprising a walk in shower cubicle, a wash hand basin and a low level wc. Half tiled walls, a central heating radiator and a window to the rear elevation.

Second Floor

Attic Room 13'5" x 9'1" (4.09m x 2.77m)

With useful eaves storage cupboards and a skylight window.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Gardens

To the rear of the property is a good sized garden commencing with a patio area and raised beds. Steps lead down to a level lawn with stocked borders and a timber shed. There is the potential at the rear to make your own private parking as many of the neighbouring houses have, subject to gaining the required approvals.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Currently On Street Parking

Located Within The Beautiful Otley Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

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.

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

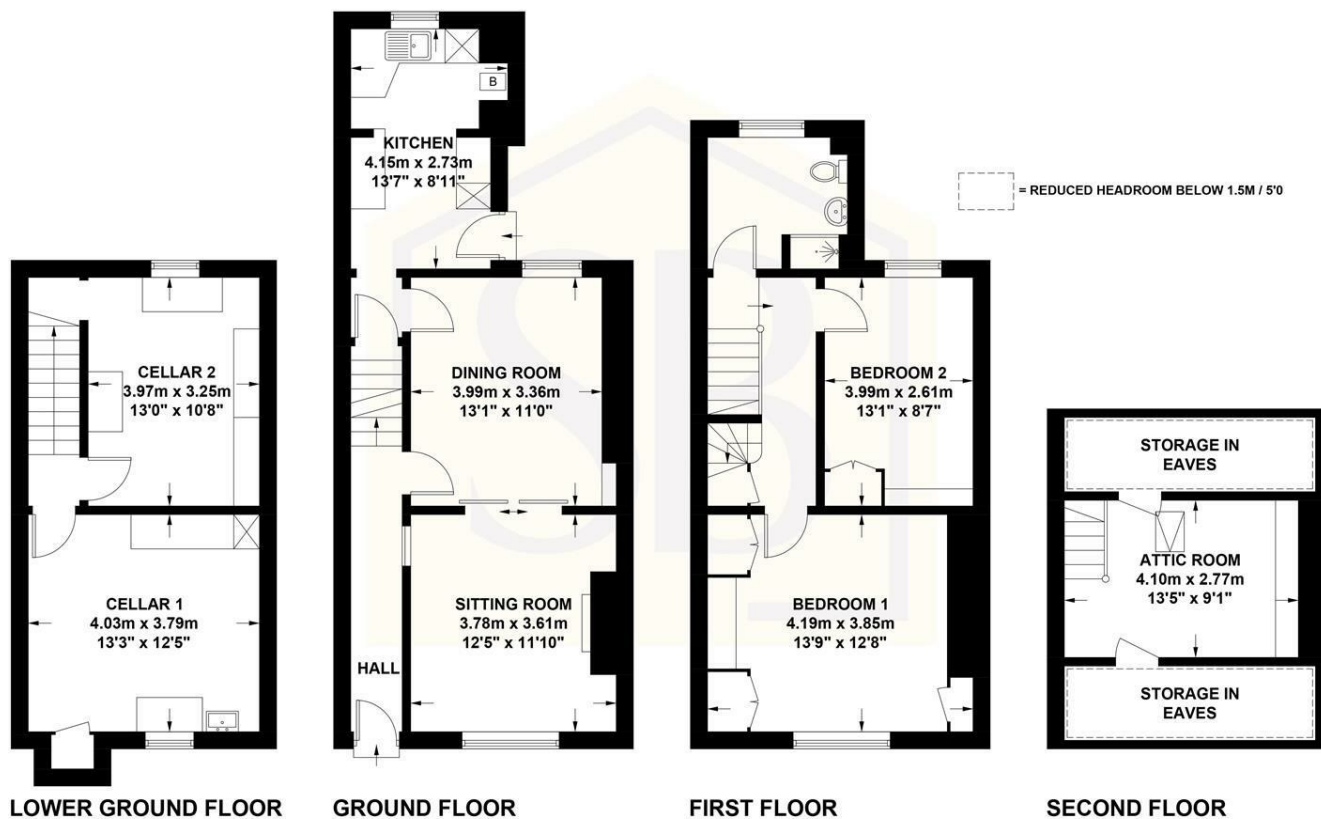
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(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@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

