



10 SOUTH VIEW TERRACE, OTLEY LS21 1RZ

Asking price £195,000

FEATURES

- Attractive Stone Built Cottage With A Southerly Facing Rear Garden
- Sealed Unit Double Glazed Sash Windows & Gas Fired Central Heating
- Convenient Central Location Just A Short Stroll From The Town Centre
- Located Within The Beautiful Otley Conservation Area
- Sitting Room With A Feature Cast Iron Range To The Chimney Breast
- Occasional Rooms To The Basement And Attic (Staircase Access To Both)
- EPC Rating D / Council Tax Band B . Tenure Freehold
- Ultrafast Broadband Available To This Location Up To 1000Mbps (info via Ofcom)



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Quirky Stone Cottage Located Close to Otley Town Centre

A lovely character cottage, enjoying a southerly facing rear garden very well placed just a short stroll from the town centre and its outstanding array of shops, pubs and restaurants. The property commences on the ground floor with the kitchen and a living / dining room with a wonderful focal range inset to the chimney breast. The basement has been tanked and plastered to provide an additional occasional sitting room. To the first floor is a good sized double bedroom with built in wardrobes and the house bathroom. A staircase leads up to the attic and an occasional hobbies room. Externally, as mentioned previously the garden enjoys a southerly aspect with a paved patio directly from the house which then leads down to an enclosed garden area. We strongly recommend an appointment to view this lovely home as it has much more to offer than it appears at first glance. To arrange a viewing, please contact Shankland Barraclough Estate Agents In Otley and we will be happy to arrange this 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:

GROUND FLOOR

Kitchen 12'11" x 8'2" (3.94m x 2.49m)

Fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes space and plumbing for both a washing machine and a dishwasher, has a range style cooker and tiled flooring. The

central heating boiler is to the external wall, there is also a central heating radiator, sash window and a door to the front elevation.

Living / Dining Room 12'11" x 12'6" (3.94m x 3.81m)

A lovely reception room with the focal point being the attractive range inset to the chimney breast and built in cupboards and shelving to both alcoves. Sash window and a door to the southerly facing rear garden.

BASEMENT

Occasional Room 12'5" x 10'8" (3.78m x 3.25m)

The basement cellar has been tanked and plastered, has a central heating radiator, light and power points together with a window. The owners have used this as a very occasional sitting room during their occupation.

FIRST FLOOR

Bedroom 13' x 12'6" (3.96m x 3.81m)

With built in wardrobes, a sash window to the rear and a central heating radiator.

Bathroom

Fitted with a three piece suite including a corner bath with a shower over, a wash hand basin and a low level wc. Complemented by tiled walls, a chrome central heated towel rail and two windows to the front, one of which is a sash window.

Landing

Formally the second bedroom having a central heating radiator, the owners have commenced an attic conversion with a staircase up to the attic room.

TOP FLOOR

Attic Room 14'7" x 11'5" max (4.45m x 3.48m max)

Staircase from the landing leads to the attic room which has been plastered, has a pitched ceiling with a Velux style window and makes for an ideal occasional room.

Garden

To the rear is a southerly facing garden with a perfectly positioned patio directly to the rear. Steps lead down to a fully enclosed garden area.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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>

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

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.



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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.

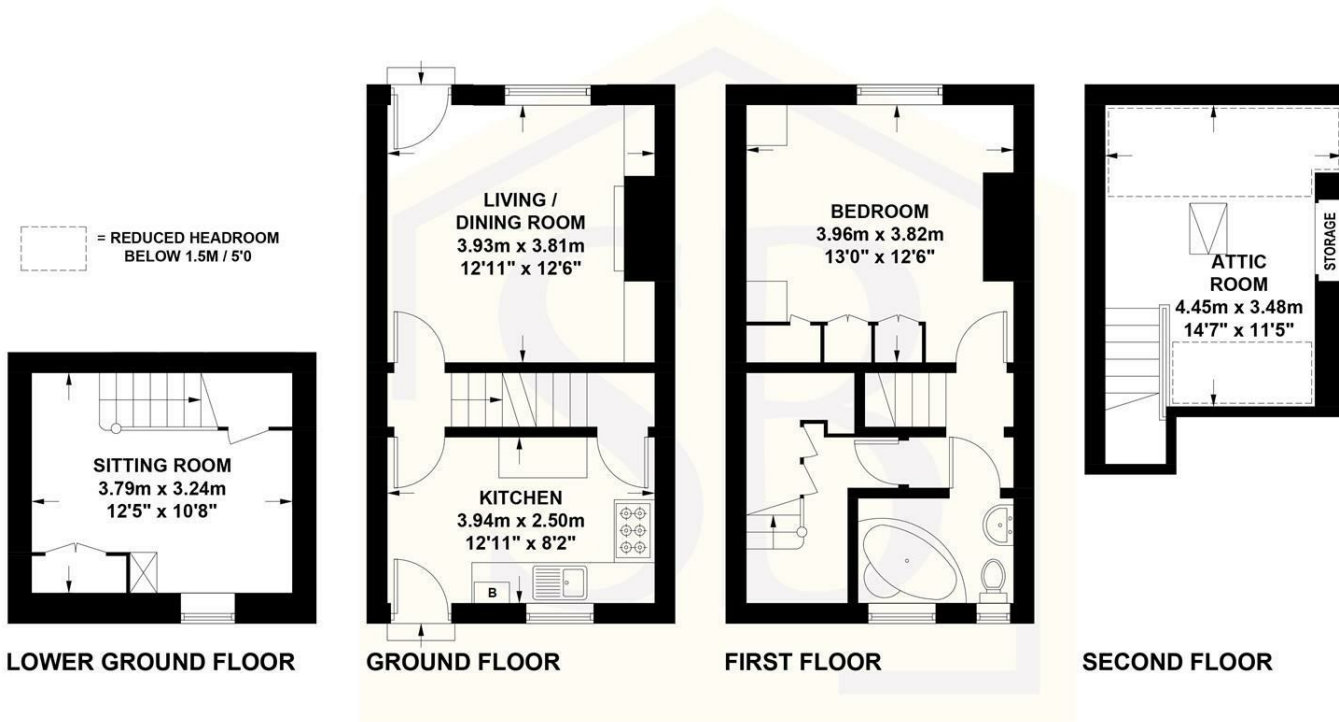
Please Note

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. As pointed out the basement room and the attic room are occasional rooms and are sold as such. Any queries over this or anything else to do with this property we recommend speaking to ourselves first prior to arranging any viewings or making an offer so that you have complete clarity.



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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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

