



43 HAMILTON TERRACE, OTLEY LS21 1AN

Asking price £300,000

FEATURES

- Highly Attractive And Stylishly Modernised 3 Bedroomed (+ Attic Room) Inner Terraced House
- Well Appointed Dining Kitchen With Built In Appliances Included
- Neat Gardens To The Front And Rear, With Potential To Create Parking To The Rear As Well
- Located Within The Beautiful Otley Conservation Area
- Sitting Room With A Stove And Lovely Decorative Panelling
- Stylish Modern (2023) House Bathroom With Walk In Shower & Bath
- Very Popular Location Close To The Town Centre & Countryside Walks
- EPC Rating D / Council Tax Band C / Tenure Freehold



Stylish 3 Bedroom Inner Terrace Just A Short Stroll From The Town Centre

An immaculate three bedroomed stone faced terraced house located within a highly popular and convenient locality just a short stroll from the town centre, lovely countryside and riverside walks. The versatile accommodation commences with a highly attractive sitting room with a focal stove to the chimney breast and attractive decorative panelling complementing this fine room. To the rear is a smart dining kitchen with built in oven, hob and dishwasher. To the lower basement level is an ideal guest room tanked and insulated in 2018. To the first floor there are two bedrooms, with the principle bedroom benefitting from fitted wardrobes and a focal cast iron fireplace. The first floor is completed by the stunning house bathroom, installed in 2023 and offering a beautiful four piece suite including a large walk in shower and an oval bath tub. The top floor offers an occasional / hobbies attic room with access via a staircase. Externally there is a walled garden to the front, whilst to the rear is a larger enclosed garden with a private rear access lane beyond offering access potential to make your own off road parking to part of the garden. To arrange a viewing of this attractive home, please contact Shankland Barraclough Estate Agents in Otley.

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...

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

GROUND FLOOR

Sitting Room 14' x 11'9" (4.27m x 3.58m)

A lovely reception room having a focal gas stove inset to the chimney breast, feature

decorative panelling and ceiling cornicing. Central heating radiator, window and a composite door to the front elevation.

Dining Kitchen 14' x 11' (4.27m x 3.35m)

Smartly appointed dining kitchen offering a good number of fitted wall and base units with worksurfaces over and a sink unit inset. Built in integrated dishwasher, an electric oven and gas hob. Complemented by tiled flooring, a tall tubular radiator, window and a stable door to the rear garden.

LOWER BASEMENT LEVEL

Bedroom 3 or Additional Reception Room 13'9" x 11' (4.19m x 3.35m)

Tanked and insulated in 2018 this flexible living space also includes a large walk in cupboard, a window and a central heating radiator.

FIRST FLOOR

Landing

Attractive panelling as you come up the stairs and around the landing. Access to the following rooms:

Bedroom 1. 14' x 9' (4.27m x 2.74m)

With attractive modern built in wardrobes, a focal cast iron fireplace to the chimney breast, a central heating radiator and a window to the front elevation.

Bedroom 2. 9' x 8'6" (2.74m x 2.59m)

Central heating radiator and a window to the rear elevation.

Luxurious Bathroom

Fitted in 2023, this luxurious bathroom offers a striking modern four piece suite including a large, level walk in shower with a glazed screen, an oval shaped bath tub, wash hand basin to a vanity unit and a low level wc. Tiled flooring and walls, a central heated towel rail and a window to the rear.

TOP FLOOR

Occasional Attic Room 14' x 9'9" (4.27m x 2.97m)

Staircase from the first floor landing up to this attic with a pitched ceiling having a Velux styled window and built in cupboards providing excellent storage space.



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OUTSIDE

Gardens

To the front is a neat walled garden. Whilst moving around to the rear is a larger garden area, predominately flagged for easier maintenance and enclosed by fencing. Beyond the garden is a private access lane which some of the neighbouring properties have utilised and taken part of their gardens to create private off road parking, which is a possibility here as well subject to gaining the required approvals.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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



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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.

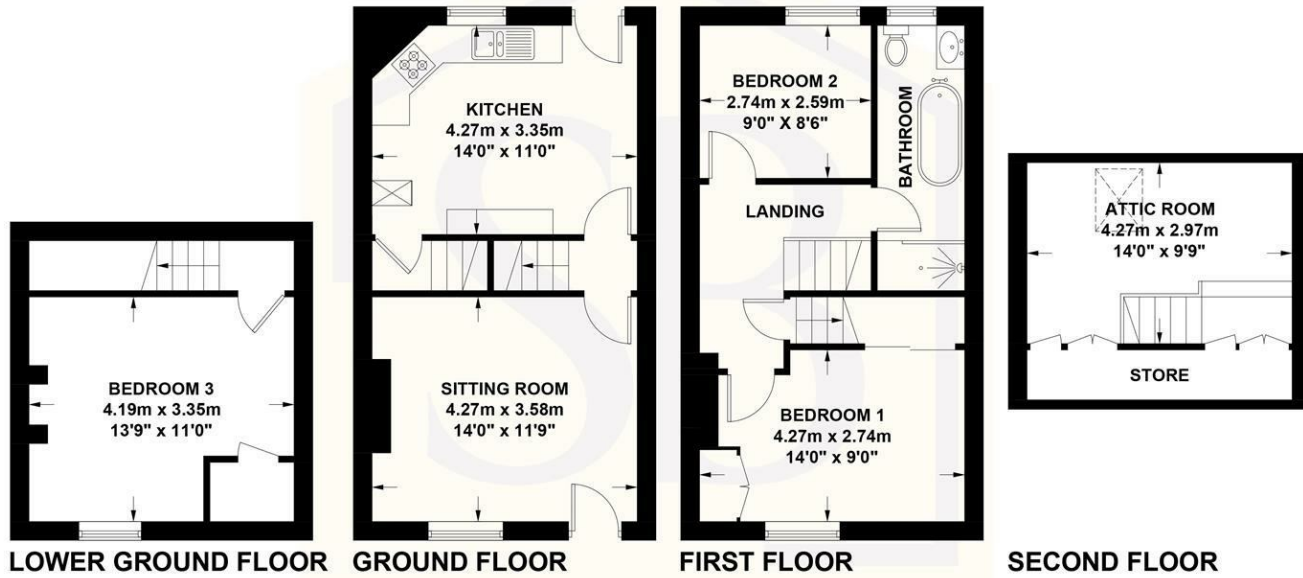
Please Note

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			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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