



# 60 BRADFORD ROAD, OTLEY LS21 3JU

Asking price **£190,000**

## FEATURES

- Offered With The Advantage Of Having NO ONWARD CHAIN
- Sitting Room, Kitchen & A White Three Piece House Bathroom
- Gas Central Heated / Sealed Unit Double Glazed
- Located Within The Beautiful Otley Conservation Area
- Stone Built Inner Terraced House With Two Double Bedrooms
- Southerly Facing Rear Garden With Double Gates To Also Allow Parking
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Easy Walking Distance Of The Town Centre Shops & Amenities



SHANKLAND  
**SB** BARRACLOUGH  
ESTATE AGENTS

# Smartly Presented 2 Bedroom Stone Terraced House In Otley

Offered with the advantage of having NO ONWARD CHAIN, this smartly presented two double bed roomed stone built terraced house is worthy of an appointment to view. The accommodation is complemented by fresh decorations, gas fired central heating and sealed unit double glazing to provide a comfortable home well placed for the towns excellent amenities and shops. The accommodation is arranged over two floors and includes a sitting room, kitchen, house bathroom and the two double bedrooms. A pull down ladder gives easy access to the attic which is plastered and carpeted creating an ideal occasional study area / hobbies area. Externally there is a southerly facing paved garden to the rear with double gates allowing this to double up as off road parking as well if needed. To arrange a 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:

## **Sitting Room 13' x 12'3 (3.96m x 3.73m)**

Central heating radiator, window and door to the front elevation.

## **Inner Hall**

With the staircase to the first floor.

## **Kitchen 7'10" x 7'6" (2.39m x 2.29m)**

Well planned offering a comprehensive range of fitted wall and base units having

worksurfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric oven and hob with an extractor hood over, plumbing for a washer, central heating radiator and a window to the rear.

## **Rear Lobby**

Door leading out to the rear garden and a deep storage cupboard that houses the central heating boiler.

## **Bathroom WC**

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower tap and folding screen over. Wash hand basin and a low level wc. Complemented by tiled splash backs, a central heating radiator and a window to the rear.

## **First Floor Landing**

With access to the following rooms:

## **Bedroom 1. 13'x 11'4" (3.96mx 3.45m)**

Central heating radiator and a window to the front elevation.

## **Bedroom 2. 10'3" x 8'11" (3.12m x 2.72m)**

Central heating radiator and a window to the rear.

## **Loft**

With a pull down ladder that opens in to bedroom 2, the loft has been plastered out, has carpeting and a Velux styled window, providing easy access storage space.

## **Outside**

To the rear is an enclosed southerly facing garden that has been paved for easier maintenance. A double gate opens to the garden allowing the garden area to provide private off road parking if required.

## **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Double gated access to the rear garden area allowing parking for one



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car. Other parking is 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>

### Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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.

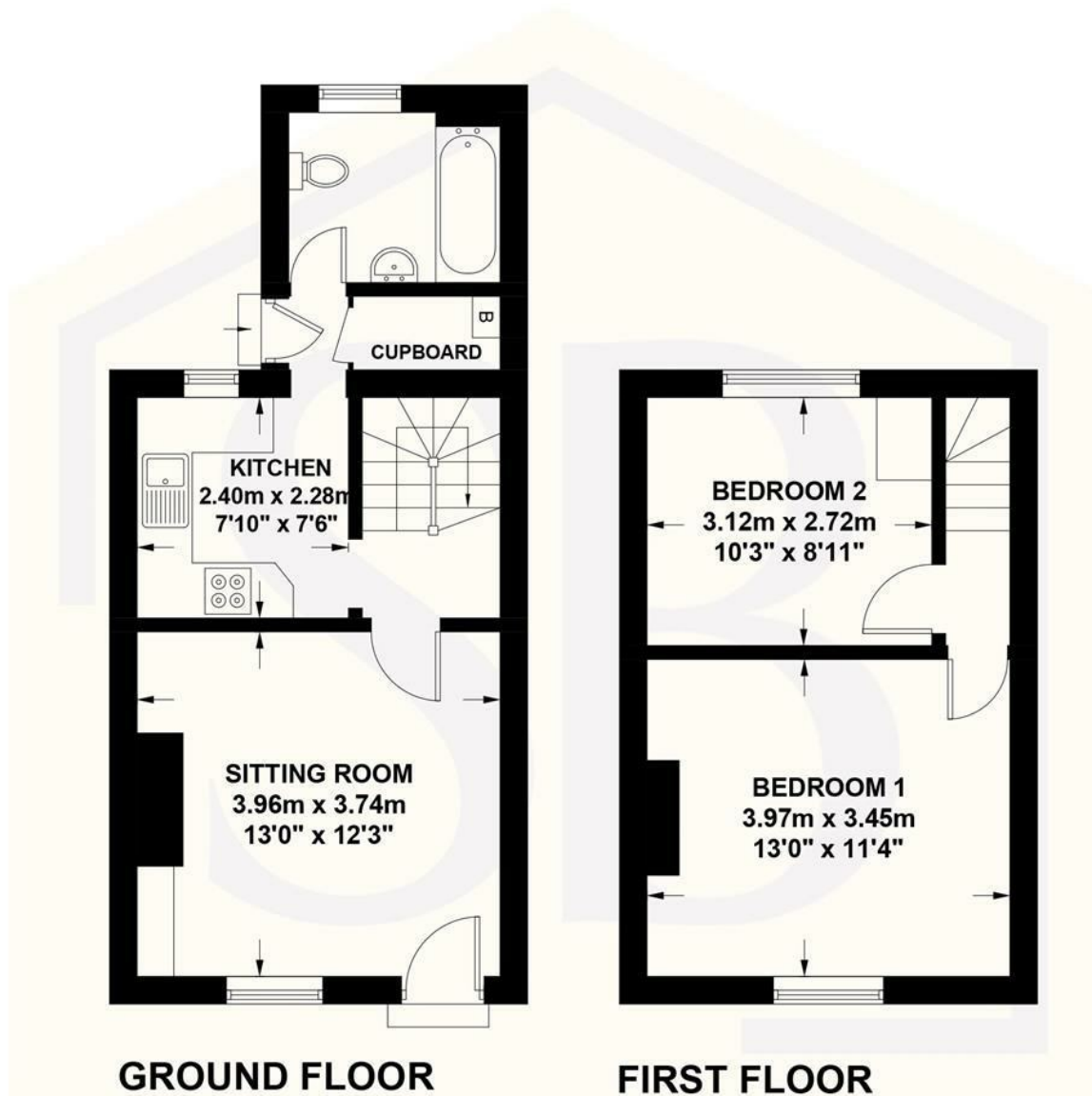
### **Please Note**

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.



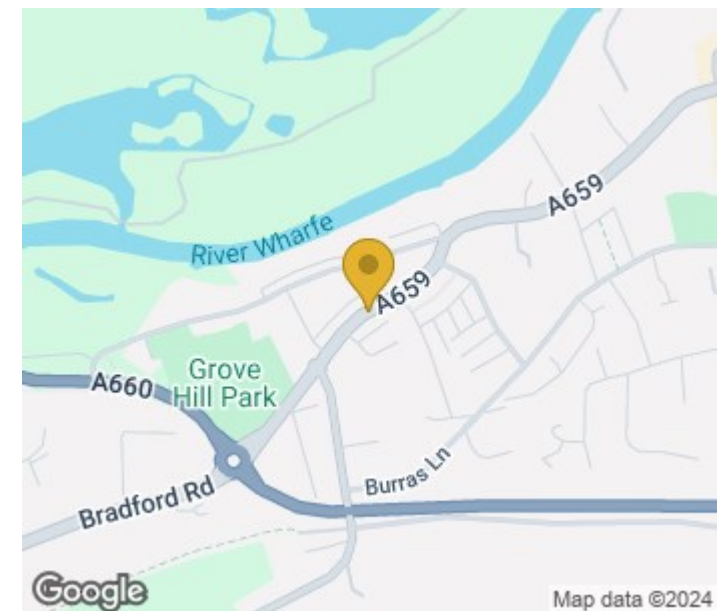


This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	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  
 E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
 W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

