



137 ILKLEY ROAD, OTLEY LS21 3LP

Asking price £210,000

FEATURES

- Charming Stone Built End Terraced Cottage
- Feature Exposed Fireplace With Wood Burning Stove To The Sitting Room
- 1st Floor With The Bathroom, Bedroom 1 & Bedroom 2 / Nursery or Office
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Parking On Street / Easy Walking Distance Of Otley Town Centre
- Extended To The Ground Floor, with A Dining Kitchen & Sitting Room
- Bathroom With A Smart Three Piece Suite With Jack 'n' Jill Doors To The Bedrooms
- Use Of The Fully Enclosed Side Courtyard Area
- Located Within The Beautiful Otley Conservation Area



Conveniently Located & Charming Stone Built Cottage

Charming 2 bedroom end terraced cottage, located within a very popular and sought after neighbourhood, within easy walking distance of the highly desirable market town of Otley. Extended to the ground floor forming a great dining kitchen to this area, the house also includes a character sitting room with an original fireplace having a wood burning stove inset. A lovely exposed stone wall to the staircase leads to the first floor where you will find the principle bedroom with a feature fireplace, a smaller second bedroom / nursery or office and a smart house bathroom with Jack 'n' Jill doors to both bedrooms. Fully double glazed and gas central heated. The property has access to an enclosed courtyard to the side and on road parking is available at the front of the property. To arrange your viewing on this charming cottage, please 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 13'2" x 13'1" (4.01m x 3.99m)

A lovely character reception room having a focal exposed fireplace with a wood burning stove inset, built in storage cupboards to the left hand alcove and shelving to the right hand alcove. Central heating radiator, useful deep understairs storage cupboard, window and door to the front elevation.

Extended Dining Kitchen 15'3" max x 12'3" (4.65m max x 3.73m)

The perfect area to entertain friends and family, the kitchen area offers a good range of fitted units having worksurfaces over and a double corner sink unit inset. Built in electric oven and hob with an extractor hood over, plumbing and space for both a washer and a dishwasher. Two central heating radiators, window and door to the side elevation and a further Velux styled window for good natural light.

First Floor Landing

Having a feature exposed stone wall to the staircase area and a window to the rear.

Bedroom 1. 12'3" x 11'6" (3.73m x 3.51m)

Feature focal fireplace to the chimney breast, a central heating radiator and a window to the front elevation.

Bedroom 2 / Nursery or Office 9'3" x 4'6" (2.82m x 1.37m)

Central heating radiator and a window to the rear elevation.

Bathroom

Jack 'n' Jill doors to the bedrooms, this house bathroom is fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand bowl to a vanity unit and a low level wc. Complemented by fully tiled walls and a central heated chrome towel rail.

Outside

The property has access to an enclosed courtyard to the side and on road parking is available at the front of the property.

Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected



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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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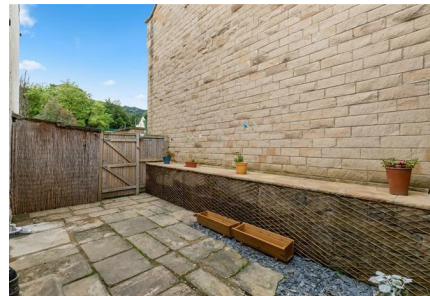
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Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to 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. We are advised that the side courtyard provides a right of access to the rear of the terrace. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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W: www.shanklandbarracough.co.uk

