



3 BRIDGE AVENUE, OTLEY LS21 2AA

Asking price £440,000

FEATURES

- 4 Bedroom Victorian Terraced House With Beautiful Views Over The River Wharfe
- Completely Refurbished & Updated Creating A Sleek Stylish Home That Is Ready To Move Into
- Fantastic Dining Kitchen With Fully Integrated Appliances Included
- Valuable Downstairs Cloaks WC and A Utility Room
- Stunning 4 Piece House Bathroom Including Walk In Shower & Bath Tub
- Equally Beautiful 3 Piece Shower Room With Walk In Shower
- Neat Gardens To The Front & Fully Enclosed Rear Together With A Garage To The Rear
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Easy Walking Distance Of The Town Centre & Its Excellent Amenities
- EPC Rating C / Tenure Freehold / Council Tax Band D



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ESTATE AGENTS

Beautiful 4 Bedroom Terrace Looking Over The River Wharfe

Ready to move straight into, this beautifully presented 4 bedroomed Victorian Terraced House is truly worthy of an appointment to view. Light and airy throughout, the property has been completely updated and modernised to suit today's modern living needs and styles, creating a very comfortable home, conveniently placed just a few minutes walk from the town centre and for those with families, schools are nearby including the highly regarded Prince Henry's Grammar School. Bridge Avenue is often the photograph used when promoting Otley, as it is a beautiful curved Victorian Terrace that over looks an immaculate landscaped grounds and the River Wharfe, a truly stunning outlook. The accommodation is arranged over three floors and comprises a entrance hall, sitting room, a fabulous newly fitted and integrated dining kitchen, valuable utility room and a downstairs cloaks wc to the ground floor. The first floor offers two double bedrooms and the newly fitted stylish modern house bathroom which has a large shower and a bath tub included. Finally to the top floor there are two more double bedrooms and the newly fitted bathroom with a walk in shower. Externally there are neat gardens to the front, whilst to the rear is a larger garden, securely enclosed with fencing and hedging, a neat Indian stone patio and lawned garden. Also to the rear the property benefits from having a detached garage and parking, access via the rear cobbled lane. Offered with the advantage of having NO ONWARD CHAIN, viewings can easily be arranged by contacting 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, MODERN OAK DOORS and with approximate room sizes, comprises:

Entrance Hall

Via a modern composite outer door, attractive modern flooring and the staircase to the first floor.

Sitting Room 12' x 11' (3.66m x 3.35m)

Window to the front affording attractive views and a central heating radiator.

Dining Kitchen 14' x 12'3" (4.27m x 3.73m)

Beautifully appointed with a modern range of fitted kitchen units having quartz worksurfaces and upstands over with a sink inset. The kitchen is fully integrated with appliances including a fridge-freezer, an electric double oven, induction hob with an extractor hood over and a dishwasher all included. Complementing the room is smart modern flooring, a central heating radiator, window looking over the rear garden and a deep understairs storage cupboard.

Utility Room 6'6" x 6' (1.98m x 1.83m)

The perfect area to enter the house from the rear garden, ideal for kicking off those muddy boots and wet coats, the utility offers wall and base units with a worksurface over, space and plumbing for a washer and a condensing tumble dryer. Wall mounted central heating boiler and a modern composite stable door to the rear garden.

Downstairs WC

With a newly fitted two piece suite in white comprising a low level wc and a wash hand basin with a vanity cupboard below. Chrome central heated towel rail and a window to the rear elevation.

First Floor Landing

Long landing with a large double cupboard built in and access to the following rooms:

Bedroom 2. 12'4" x 11' (3.76m x 3.35m)

Central heating radiator and a window to the rear elevation.

Bedroom 3. 12' x 8'3" (3.66m x 2.51m)

Central heating radiator and a window to the front offering attractive views over the River Wharfe.

House Bathroom 9'8" x 5'7" (2.95m x 1.70m)

Beautifully presented and newly installed four piece suite that includes a large walk in shower, a stand alone bath tub, wash hand basin and a low level w.c. Complemented by stylish black fittings including the heated towel rail, attractive tiled walls and flooring. Extractor fan and window to the rear.

Second Floor Landing

With access to the following rooms:

Bedroom 1. 14' max x 12' (4.27m max x 3.66m)

A lovely principle room with a window to the front offering a picturesque view over the River Wharfe and beyond. Central heating radiator.



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Bedroom 4. 13' x 9' (3.96m x 2.74m)

Central heating radiator and a Velux styled window to the rear.

Shower Room 9'5" x 5' (2.87m x 1.52m)

A smart modern three piece suite that includes a walk in shower, a wash hand basin to a vanity unit and a low level wc. Complemented by stylish black fittings including the heated towel rail, attractive tiled walls and flooring. Extractor fan and a Velux styled window to the rear.

Outside

To the front is a lawned garden, with a footpath and hedging. Moving around to the rear is a private fully enclosed garden with a neat Indian stone patio and a lawned garden. The garage is located to the rear and is access via the cobbled lane.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Off Road & Garage

Located Within The Beautiful Otley Conservation Area

Council Tax

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

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.



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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.

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.

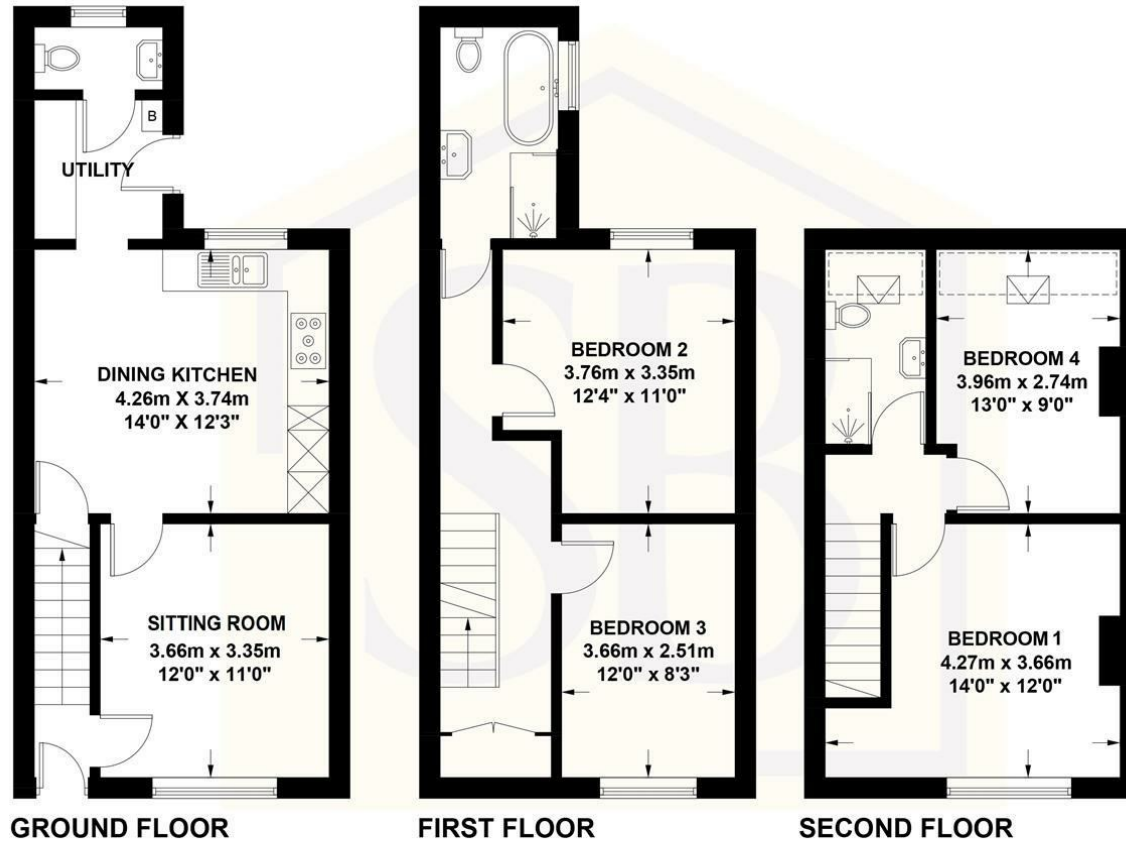
Please Note

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.



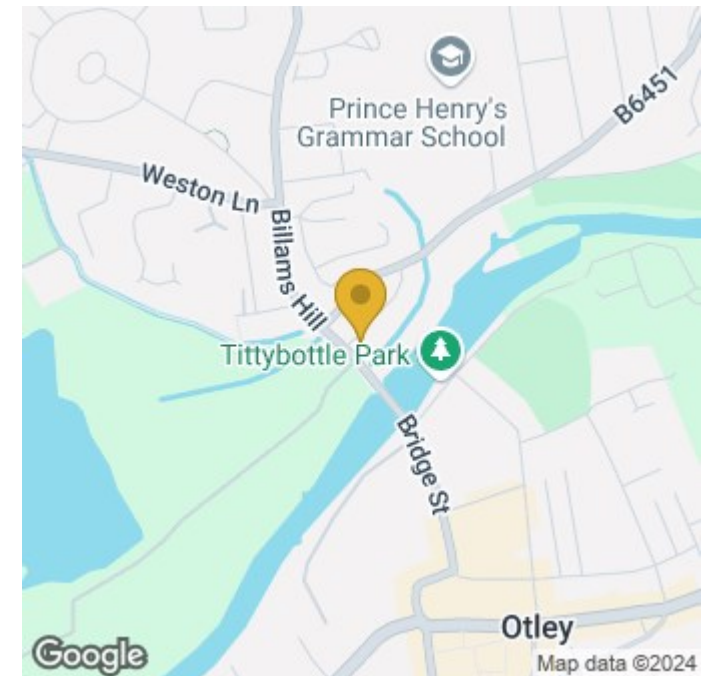
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(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@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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