



45 ILKLEY ROAD, OTLEY LS21 3LP

Asking price £280,000

FEATURES

- Stone Built End Terraced Cottage Located On The Banks Of The River Wharfe
- Two Double Bedrooms, Both With Fitted Wardrobes & The House Bathroom To The First Floor
- Lovely Proportioned Sitting Room & A Dining Kitchen To The Ground Floor
- Useful Basement Cellar Currently Used As A Utility Room
- Large Garage & Parking Infront, Together With A Garden Looking Over The River
- Quiet Yet Convenient Location Within Walking Distance Of The Shops And Amenities
- Located Within The Beautiful Otley Conservation Area
- EPC Rating D/ Tenure Freehold / Council Tax Band B



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Stunning Location With A Garden Looking Over The River Wharfe

A delightful stone built end terraced cottage which benefits from having a large modern garage and a garden stretching to the banks of the River Wharfe. Ideally located in a quiet locality yet within easy walking distance of the excellent shops, supermarkets and local pubs. The property commences with a spacious sitting room having a focal fireplace to the chimney breast, which the leads through to the dining kitchen. A basement cellar below provides a utility area having a sink, plumbing for a washer and a radiator. Moving up to the first floor, there are two double bedrooms, both with fitted wardrobes and finally a house bathroom, fitted with a three piece suite in white. A loft ladder gives access to the attic which is boarded and plastered out creating an occasional hobbies area. Externally the house has a lovely raised deck ideal for the late afternoon / early evening sunshine, a smart modern garage, much larger than average being 28' x 13' together with parking in front of it. Behind the garage is a private garden that looks down over the picturesque banks of the River Wharfe. To arrange a viewing on this fine terraced cottage, 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 14'11" x 11'10" (4.55m x 3.61m)

A lovely proportioned reception room having a focal fireplace with a real flame gas fire inset, large window to the front elevation, door and a central heating radiator.

Dining Kitchen 12'6" x 10' (3.81m x 3.05m)

Fitted with a good number of wall and base kitchen units having worksurfaces over and a sink unit inset. The kitchen also includes a built in oven and four ring gas hob with an extractor hood over. Central heating radiator, window and door to the rear.

Basement

Used by the owners as a utility room having a sink unit inset to a kitchen unit, plumbing for a washer, a central heating radiator and the central heating boiler.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 12'2" x 10'1" (3.71m x 3.07m)

Benefitting from built in wardrobes to one wall and match drawer units, a central heating radiator and a window to the rear.

Bedroom 2. 14'11" x 7'10" (4.55m x 2.39m)

Built in double wardrobe, central heating radiator and a window to the front elevation.

Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Complemented by fully tiled walls and a central heating radiator.

Gardens & Garage

The property has a raised decked area to the rear off of the kitchen, which is an ideal area for the late afternoon / early evening sunshine. A hardstanding sits in front of the garage. This modern garage is larger than average being 28' x 13' having a personal door to the front and the rear with a garage door to the front, light and power points. Beyond the garage is a paved garden area that adjoins the banks of the River Wharfe, a peaceful and tranquil setting.

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected

Parking: Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 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.

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.

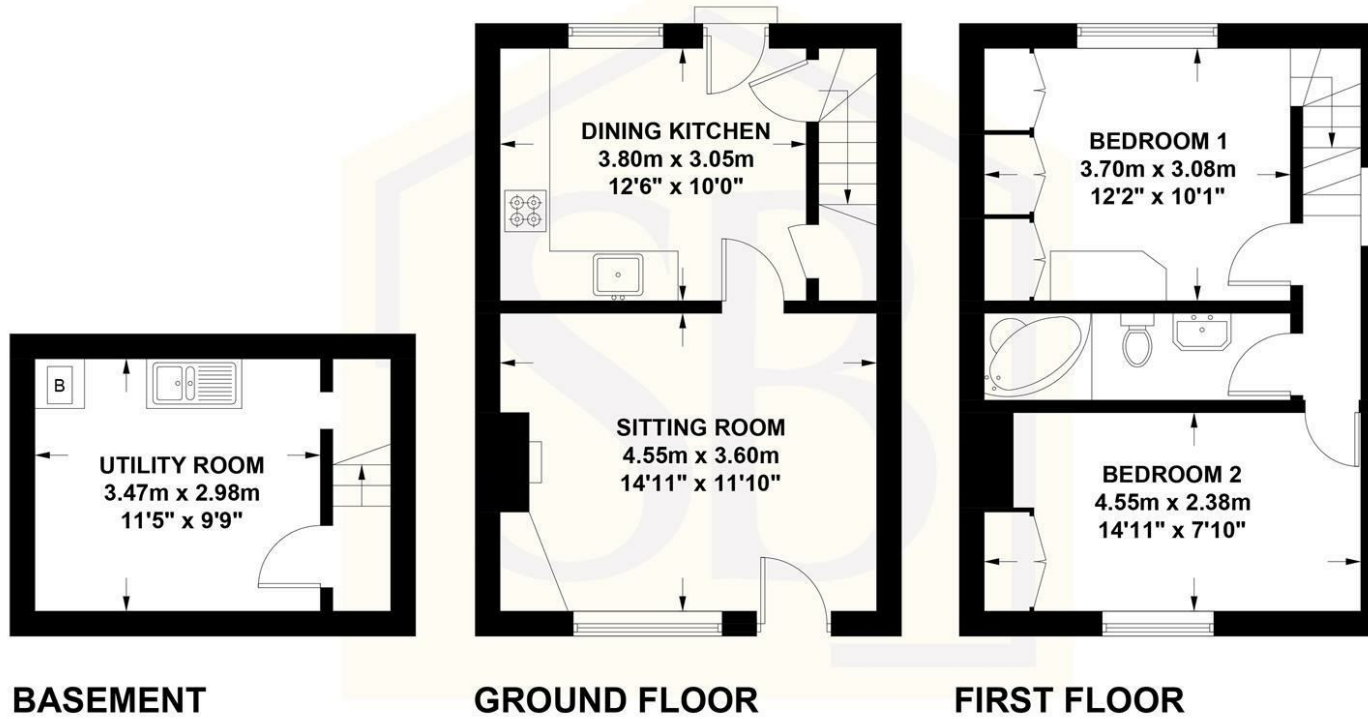
Please Note

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.



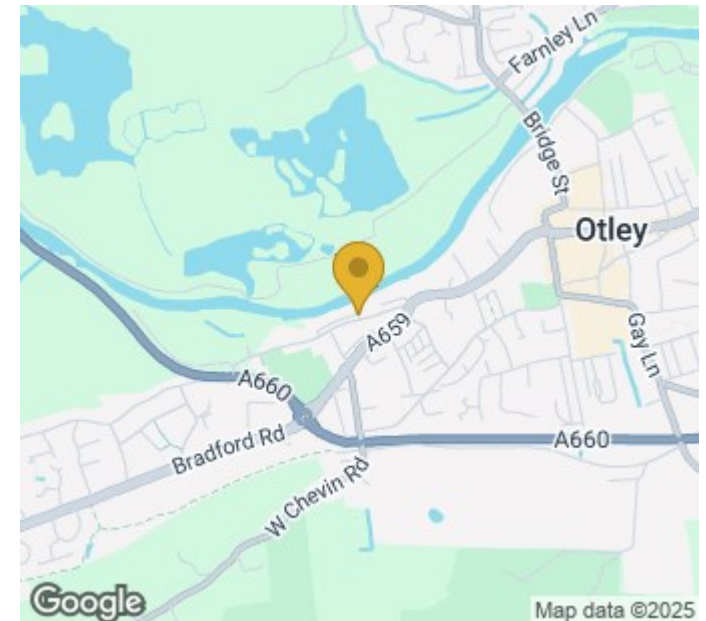
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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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