



12 MANOR STREET, OTLEY LS21 1AX

Asking price £425,000

FEATURES

- Impressive Proportioned 4 Bedroomed Victorian Terraced House
- Attractive Westerly Facing, Fully Enclosed Garden To The Rear
- Lovely Proportioned Sitting Room with A Focal Fireplace
- Easy Walking Distance of Excellent Primary Schools & Prince Henry's Grammar School
- EPC Rating D / Tenure Freehold
- Beautifully Extended Creating A Fabulous Modern Dining Kitchen
- Smart Modern 4 Piece House Bathroom Including A Walk In Shower
- Conveniently Placed Close To The Town Centre & Riverside Walks
- Offered With The Advantage of Having NO ONWARD CHAIN
- Set Within The Otley Conservation Area



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Centrally Located 4 Bedroomed Victorian Terraced House

Ideally located for all of the towns amenities, being within easy walking distance of not only the town centre shops, but lovely riverside walks excellent primary schools and Prince Henry's Grammar school for families. This stone built 4 bedroomed Victorian terraced house is offered with the advantage of having NO ONWARD CHAIN and lists amongst its many attributes an attractive enclosed rear garden that enjoys a westerly aspect, perfect for all the family. The house itself has been sympathetically extended on the ground floor to create a most stunning dining kitchen with French doors to the rear garden and an increased sized sitting room with a focal fireplace. The first floor includes two double bedrooms and the smart modern 4 piece house bathroom with a walk in shower and finally to the top floor there are two more bedrooms, both doubles. A lovely home in a great location, convenient for all the towns amenities and truly worthy of an appointment to view. Call Shankland Barraclough Estate Agents in Otley to arrange your viewing.

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:

Entrance Hall

Via an outer door to the front elevation and the staircase to the first floor.

Sitting Room 17'3" x 11' (5.26m x 3.35m)

A lovely proportioned reception room retaining the character moulded ceiling cornice and picture rails, has a focal fireplace, a central heating radiator and a window to the front elevation. Double doors to the dining kitchen.

Dining Kitchen 18'6" x 14' max (5.64m x 4.27m max)

Sympathetically extended to suit today's modern living space, this fabulous dining kitchen is the hub of the home. Providing an excellent range of fitted kitchen units having worksurfaces over, with a matching central island and a large corner pantry all built in. The kitchen includes a built in double oven and five ring gas hob with an extractor hood over, together with an integrated dishwasher and a fridge-freezer. Light and airy having a large Velux styled window to the pitched extension roof, French doors and a window to the attractive westerly facing garden. Two central heating radiators.

First Floor Landing

Central heating radiator and access to the following rooms:

Bedroom 12'3" x 11' (3.73m x 3.35m)

Central heating radiator and a window to the rear elevation.

Bedroom 13' x 8'6" (3.96m x 2.59m)

Central heating radiator and a window to the front elevation.

House Bathroom 9'9" x 7'

Fitted with a four piece suite in white comprising a panelled bath, a walk in shower with glazed sides, a wash hand basin to a vanity unit and a low level w.c. The bathroom is complemented by tiling to the walls, has a chrome central heated towel rail and a window to the rear.

Second Floor Landing

Deep store cupboard and access to the following rooms:

Bedroom 14'3" x 13' (4.34m x 3.96m)

An attractive well proportioned bedroom having a Velux styled window to the rear elevation and a central heating radiator.

Bedroom 13' x 9'6" (3.96m x 2.90m)

Central heating radiator and a window to the front elevation.

Outside

To the front is a small walled garden. Moving around to the rear there is a lovely westerly facing garden with a neat lawn, paved patio and footpath, enclosed by fencing and with a



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

gate to the rear access lane. The owners do park on the rear lane behind their boundary as long as it keeps the lane clear to pass, and also park on the street to the front.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

Council Tax Leeds

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.

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

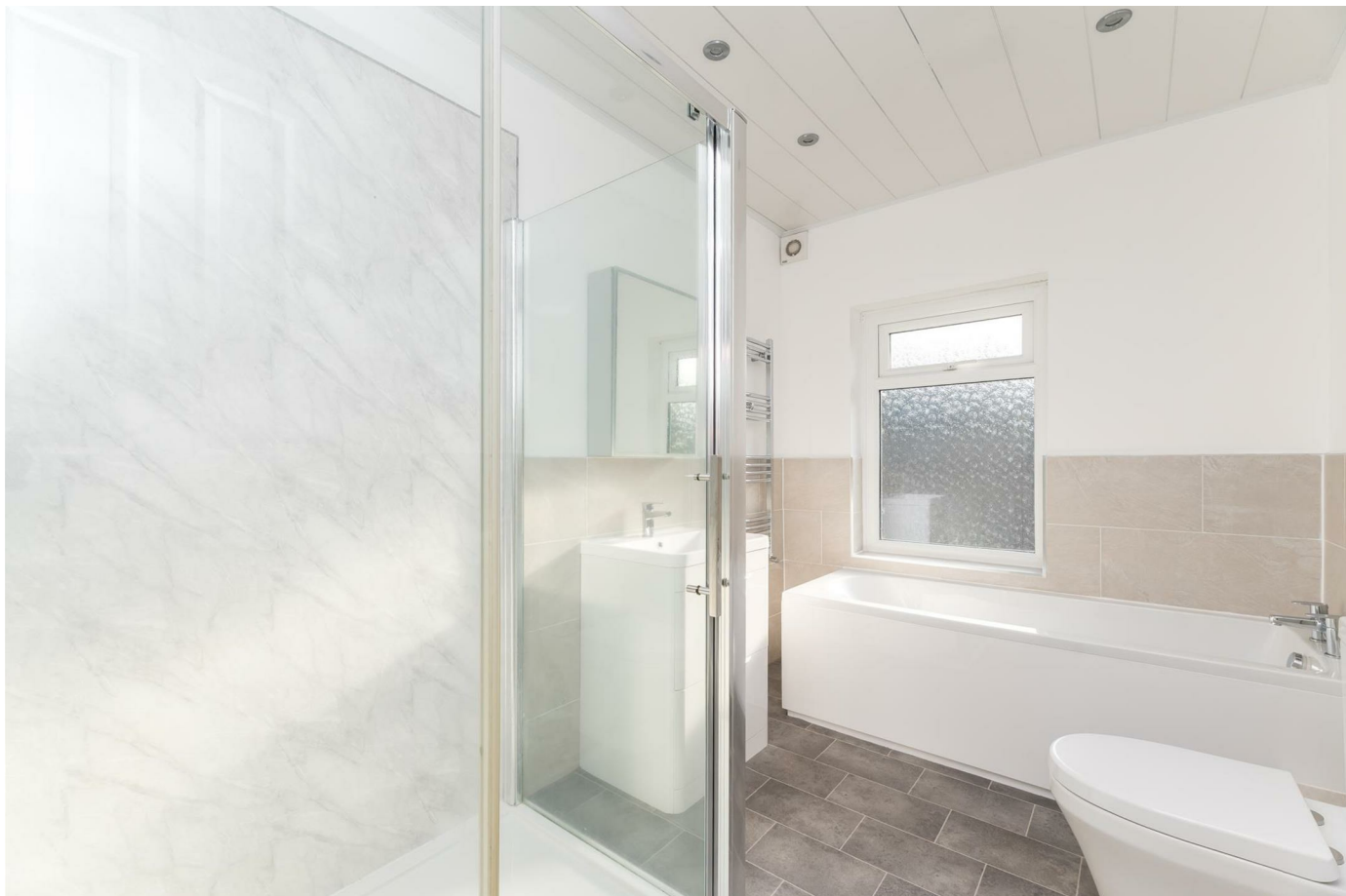
Saturdays 9am - 4pm



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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.

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.

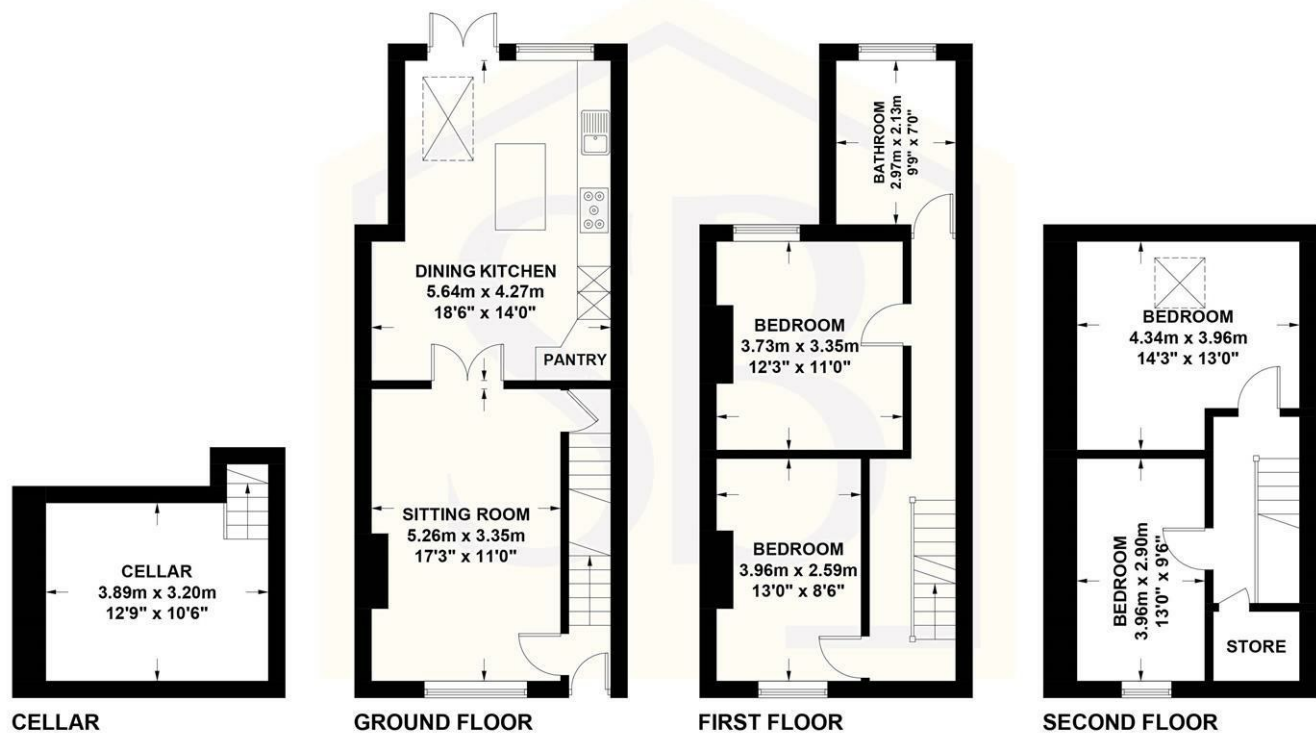
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (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

