



90 ALBION STREET, OTLEY LS21 1BZ

Asking price £269,000

FEATURES

- Attractive Stone Faced Three Bedroom End Terrace House
- Fresh Neutral Decorations and Floor Coverings throughout.
- Attractive Sitting Room With Moulded Cornice Detailing & Wood Burning Stove
- EPC Rating D / Tenure Freehold / Council Tax B
- Many Fine Features Including Fireplaces & Stripped Internal Doors
- Spacious Dining Kitchen With A Window & Door To The Westerly Facing Rear Garden
- Three Piece House Bathroom Complemented By Fully Tiled Walls
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - End Terrace located in Otley

Offered with the advantage of having NO ONWARD CHAIN, this smartly presented and deceptively spacious three bedroomed end terraced house is located within a very popular and conveniently situated residential neighbourhood just a short walk from the town centre. Enjoying an attractive westerly facing garden to the rear, focal fireplaces to many rooms, original stripped pine internal doors, fresh neutral decorations throughout, a large basement below and a spacious attic over, we strongly recommend arranging an early appointment to view. The accommodation commences with a welcoming hallway with the staircase off to the first floor. The sitting room is to the front and includes cornice detailing and a wood burning stove to the chimney breast. To the rear is the dining room, once again with a focal fireplace, which is open to the hand built kitchen which includes a range of appliances. To the first floor is a landing with access to all three bedrooms and the house bathroom. To arrange a viewing of this light and airy home, 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:

Entrance Hallway

Having attractive wooden flooring, a central heating radiator, staircase to the first floor, window to the side and a door to the covered entrance.

Sitting Room 13'2" x 13' (4.01m x 3.96m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, moulded ceiling cornice detailing, a central heating radiator and a window to the front elevation.

Dining Kitchen 18' x 14'2" maximum 8'9" minimum (5.49m x 4.32m maximum 2.67m minimum)

A great hub of the home, this dining kitchen is the perfect area for all the family and friends to enjoy. The kitchen area offers a good number of hand built kitchen units having natural wood worksurfaces over and a sink unit inset. Included in the kitchen is an electric oven and an induction hob with an extractor hood over, an integrated dishwasher and a free standing fridge-freezer. Stripped floorboards, focal fireplace to the chimney breast, three central heating radiators, window to the side by the kitchen units together with a window and door to the rear garden in the dining area.

Basement 17'11" x 13'10" plus passageway (5.46m x 4.22m plus passageway)

An excellent full height basement with light and power supplied, plumbing for a washing machine and a window. A small access door opens to the under floor void giving access under the sitting room floor for any maintenance needs.

First Floor Landing

Central heating radiator and a window to the side elevation.

Bedroom 1. 14'2" x 11'7" (4.32m x 3.53m)

Focal fireplace to the chimney breast, a central heating radiator and a window to the rear elevation.

Bedroom 2. 13'5" x 11'7" (4.09m x 3.53m)

Focal fireplace to the chimney breast, a central heating radiator and a window to the front elevation. Access hatch with a wooden pull down ladder giving easy access to the large loft space.

Bedroom 3. 9'5" plus recess x 6'9" (2.87m plus recess x 2.06m)

Central heating radiator and a window to the side elevation.

Bathroom

Complemented by fully tiled walls, the bathroom is fitted with a three piece suite that includes a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail and a window to the rear elevation.

Outside

To the front is a gate to a small covered entrance and walling to the side. Moving around



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to the rear is a very pleasant fully enclosed garden that enjoys a westerly aspect with a decked patio, decorative gravelled garden with a selection of shrubs, bushes and trees to the edge.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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 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



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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.



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Total Area: 90.8 m² ... 978 ft² (excluding basement)

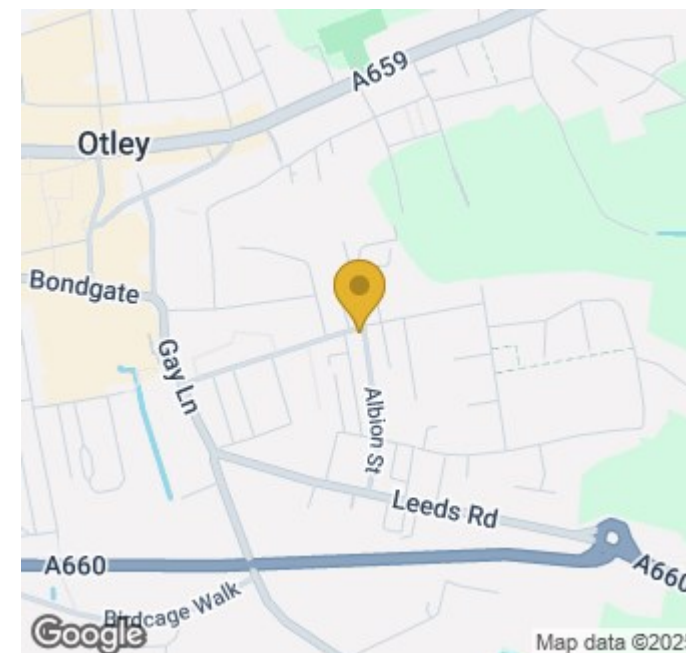
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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

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