



# 13 SOUTH PARADE, OTLEY LS21 1BX

**Asking price £285,000**

## FEATURES

- Four Bedroomed Stone Terraced House In A Very Popular Area
- Spacious Dining Kitchen With Built In Oven & Hob
- Sitting Room With Exposed Chimney Breast & Stove Inset
- Three Piece House Bathroom In White Including A Shower Over The Bath
- Useful Basement Cellar / Landscaped Fully Enclosed Rear Garden
- Located Within The Beautiful Otley Conservation Area
- Council Tax Band B / EPC Rating D / Tenure Freehold



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BARRACLOUGH**  
ESTATE AGENTS



# Smartly Presented 4 Bedroom Inner Terraced House

Four bedroom stone built inner terraced with a neat fully enclosed garden, located within a very popular and convenient locality, ideal for the local schools and easy access in to the town centre. Ready to move straight into, the accommodation is arranged over three floors, together with a useful basement cellar for storage. The ground floor commences with a sitting room having a focal exposed brick chimney breast with a stove inset and a good sized dining kitchen. To the first floor there are two bedrooms and the house bathroom, whilst to the top floor there are two further bedrooms. Externally there is a neat fully enclosed garden to the rear and parking can be found to the no through road at the front. We strongly recommend an internal viewing to fully appreciate the space on offer with this house. A viewing can be easily arranged for you 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 and with approximate room sizes, comprises:

## GROUND FLOOR

### **Sitting Room 13'1" x 13' (3.99m x 3.96m)**

A lovely reception room with a focal exposed brick chimney breast having a stove inset. Window and door to the front elevation.

### **Dining Kitchen 13'1" x 11'4" (3.99m x 3.45m)**

Fitted with a good number of wall and base units having worksurfaces over, a

sink unit inset and tiled splash backs surrounding. Built in five ring gas hob with an extractor hood over and an electric oven below. Plumbing for a washer, tall tubular central heating radiator, window and door to the rear garden. Trap door giving access to the stairs that lead to the basement cellar.

## FIRST FLOOR

### **Bedroom 1. 13'3" x 10'3" (4.04m x 3.12m)**

Built in wardrobes to one alcove, a central heating radiator and a window to the front elevation.

### **Bedroom 2. 10'2" x 6'7" (3.10m x 2.01m)**

Central heating radiator and a window looking over the rear garden. Deep cupboard that also houses the central heating boiler.

## Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower over and tiling surrounding. Wash hand basin and a low level wc.

## SECOND FLOOR

### **Bedroom 3. 13'1" x 12'5" max (3.99m x 3.78m max)**

Lovely proportioned room having a pitched ceiling with a Velux styled window inset and a central heating radiator.

### **Bedroom 4. 13'2" x 12'3" max (4.01m x 3.73m max)**

Having a pitched ceiling with a Velux styled window inset and a central heating radiator.

## OUTSIDE

## Garden

To the rear is a very pleasant fully enclosed garden, laid in an Indian Stone for ease and maintenance.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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### Council Tax

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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**

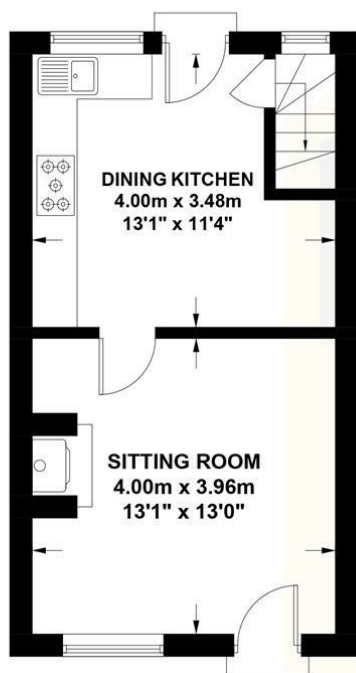
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



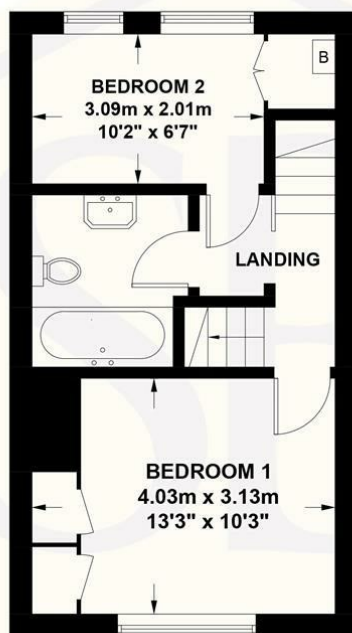
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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.

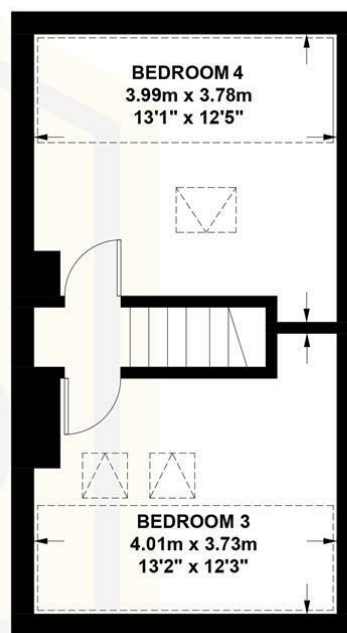
 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR



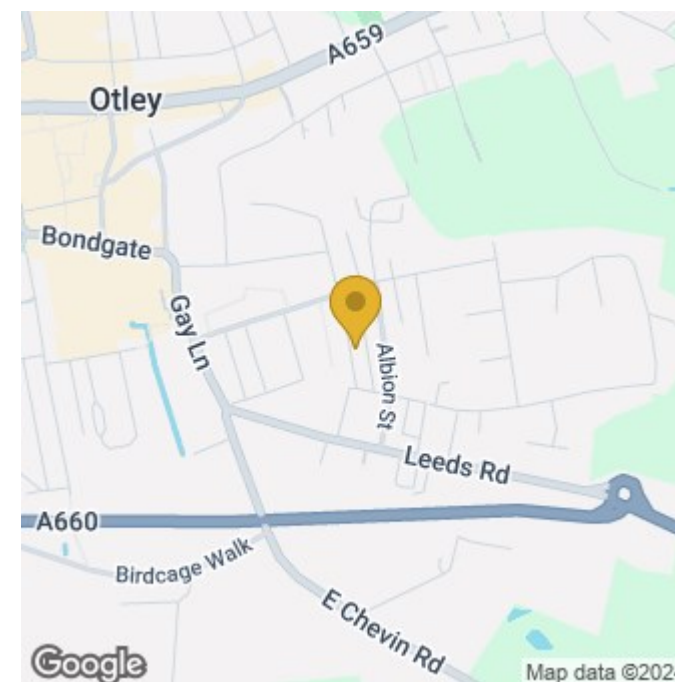
FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		8
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:info@shanklandbarracrough.co.uk)  
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