



6 BANK PARADE, OTLEY LS21 3DY

Asking price £295,000

FEATURES

- A Simply Stunning Three Double Bedroomed Stone Built Terrace
- Light And Airy Sitting Room With A Wood Burning Stove And Plantation Shutters
- Spacious House Bathroom Fitted With A Four Piece Suite Including A Shower Cubicle & A Bath
- EPC Rating D / Tenure Freehold / Council Tax C
- Beautifully Located In A Tree Lined Cul-De-Sac Close To The Town Centre
- Sleek Modern Dining Kitchen With Built In Appliances Included
- Useful Basement Area For Storage, Neat Gardens, Enclosed To The Rear
- Located In The Beautiful Otley Conservation Area



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Stunning 3 Bedroom Terraced, Centrally Located In Otley

A beautifully presented light and airy three double bed roomed stone terraced house on this attractive tree lined cul-de-sac, conveniently placed on the doorstep of the town centre and its excellent amenities. As you enter the house via the attractive composite door you will instantly be won over by the beautiful sitting room which includes a focal fireplace with a wood burning stove inset and feature plantation shutters to the windows. This in turn leads to the sleek modern dining kitchen which includes built in appliances. A useful basement cellar below is the ideal utility area and is where the washer is located. Attractive panelling to the walls to the first floor landing, which also has a large storage cupboard. The first of the three double bedrooms are located to the first floor and includes a focal fireplace, built in wardrobes and decorative panelling to the wall. The house bathroom is spacious and includes a smart four piece suite including a shower cubicle, a bath, wash hand basin and low level wc. Finally to the top floor there are two further double bedrooms with exposed and polished beams to both. Externally there is a neat fully enclosed garden area to the rear. We strongly recommend and appointment to view this house internally to fully appreciate the quality and style on offer. To arrange your viewing, please 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 13'5" x 12'6" (4.09m x 3.81m)

Via an attractive composite door to the front elevation, focal fireplace with a wood burning stove inset to the chimney breast and built in cupboard to the alcove. Decorative moulded ceiling cornice and picture rails, windows to the front with plantation shutters and a central heating radiator.

Dining Kitchen 11'6" x 9'3" (3.51m x 2.82m)

Fitted with a sleek modern range of fitted kitchen units having worktops over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in electric oven, a four ring gas hob with an extractor hood over, a microwave, integrated dishwasher and fridge. Central heating radiator, window and a half glazed door to the rear garden.

Basement 11'6" x 9'1" (3.51m x 2.77m)

A very useful area that has plumbing for a washer, light and power points together with a window.

First Floor Landing

Attractive decorative wall panelling, a deep storage cupboard and a central heating radiator.

Bedroom 1. 13'5" x 12'6" (4.09m x 3.81m)

A lovely principle bedroom having a focal fireplace to the chimney breast with smart modern wardrobes and shelving fitted to the alcoves. Further walk in wardrobe, decorative wall panelling, a central heating radiator and a window to the front elevation.

House Bathroom

A lovely spacious house bathroom, fitted with a four piece suite that includes a shower cubicle, a panelled bath, wash hand basin with a vanity storage cupboard below and a low level wc. Complemented by part tiled walls, a central heated towel rail, a deep storage cupboard and a window to the rear.

Second Floor

Bedroom 2. 12'2" x 11'6" (3.71m x 3.51m)

Exposed polished beam, a Velux styled window to the pitched ceiling and a central heating radiator.



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Bedroom 3. 12'2" x 10'1" (3.71m x 3.07m)

A lovely third bedroom with exposed and polished beams, built in wardrobe and cupboard, a central heating radiator and window to the front elevation.

Outside

To the front is a small garden area, whilst to the rear is a larger paved garden with walling and fencing enclosing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Council Tax

Leeds City Council Tax Band C. 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.

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

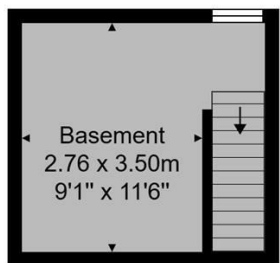
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

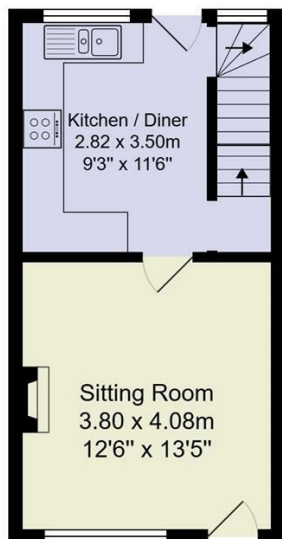
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



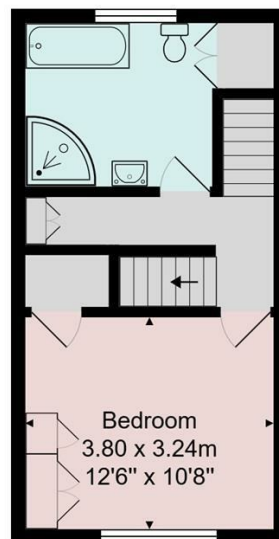
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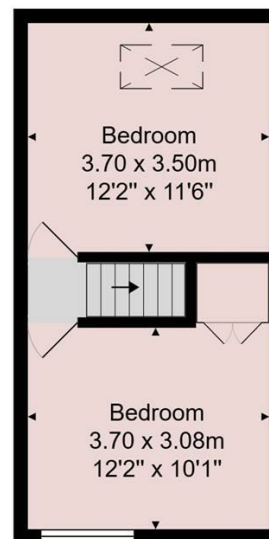
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 100.5 m² ... 1081 ft²

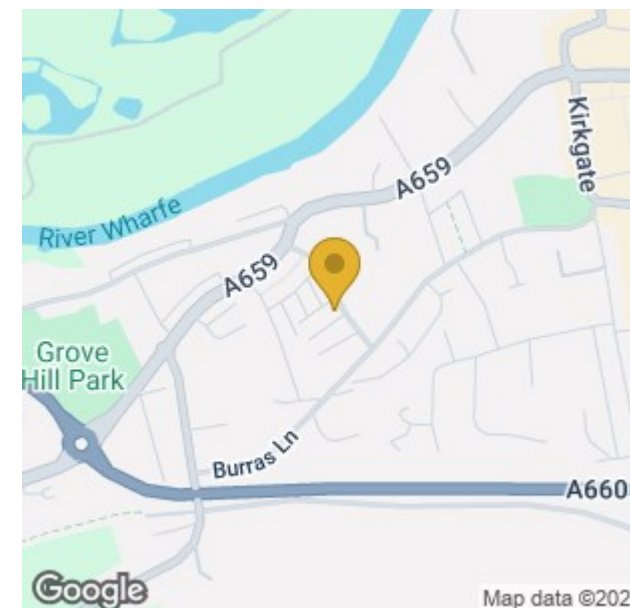
All measurements are approximate and for display purposes only.

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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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