



12 WHARFE STREET, OTLEY LS21 1AP

Asking price £350,000

FEATURES

- Substantially Extended & Smartly Appointed Three Double Bedroomed Terrace
- Stylish Modern Dining Kitchen With French Doors To The Garden
- Space & Potential To Add An En-Suite To The Principle Bedroom Adding Value
- EPC Rating C / Tenure Freehold / Council Tax Band C
- Lovely Long Enclosed Garden To The Rear & Parking To The Front
- Modern Contemporary House Bathroom Including A Large Walk In Shower
- A Lovely Quiet No Through Road, Just A Short Stroll From The Town Centre
- Truly Worthy Of Internal Viewing To Be Fully Appreciated



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Double Bedroomed Terraced House In The Heart Of Otley

Extensively modernised, updated and extended in the past few years, nestled in the heart of Otley on Wharfe Street, this beautifully extended terraced house offers a perfect blend of modern living and classic charm. Spanning an impressive 1,242 square feet, this property boasts three well-proportioned bedrooms and a stylish, spacious reception room, ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the smart modern living and dining kitchen, which has been thoughtfully designed to cater to contemporary lifestyles. This inviting space is perfect for family gatherings or hosting friends, ensuring that every meal is a delightful experience. The property also features a luxurious four-piece house bathroom, complete with a bath and a large walk-in shower, providing a serene retreat for unwinding after a long day.

Set over three floors, this home offers ample space for families or those seeking extra room for guests. The large, fully enclosed garden to the rear is a wonderful outdoor space, perfect for children to play or for enjoying summer barbecues. Additionally, the property includes parking for two vehicles at the front, a rare convenience in such a central location.

Situated close to all the shops and amenities that Otley has to offer, this property is ideally located for those who appreciate the vibrancy of town life while still enjoying the comfort of a peaceful residential area. With its blend of modern features and classic appeal, this terraced house is a fantastic opportunity for anyone looking to make a home in this charming market town.

To arrange your viewing of this fine home, 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 and 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

Via a composite outer door with a glazed inset, staircase to the first floor and a door to the sitting room:

Sitting Room 12'10" plus the bay x 12'2" (3.91m plus the bay x 3.71m)

Square bay window to the front elevation and a central heating radiator.

Dining Kitchen 18'2" x 15'5" (5.54m x 4.70m)

The say the hub of a good home is the kitchen, well this one will not disappoint you! Beautifully presented with a modern range of fitted kitchen units having an integrated dishwasher, space and plumbing for a washing machine and space for a range style cooker. Light and airy having French doors and full length windows to the rear garden. Central heating radiator, useful storage cupboard and further understairs storage.

First Floor Landing

Window to the front elevation.

Bedroom 2. 12'10" x 9'5" (3.91m x 2.87m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 11'5" x 8' (3.48m x 2.44m)

A good sized third bedroom having a central heating radiator and a window to the rear looking over the long rear garden.

House Bathroom 14'7" x 6'11" max (4.45m x 2.11m max)

A fabulous extended house bathroom fitted with a striking modern four piece suite that includes a bath, a large walk in shower with a glazed screen, wash hand basin to a vanity unit and a low level wc. The bathroom is also complemented by attractive tiling to the walls and floor, together with a window to the rear elevation.

Second Floor

Bedroom 1. 16'2" x 15'7" (4.93m x 4.75m)

A lovely proportioned principle bedroom having a pitched roof with four Velux styled windows inset and eaves storage cupboards.

Dressing Room 7'9" x 6'3" (2.36m x 1.91m)

A great sized dressing room with a Velux styled window, which also has the potential to be the principle bedrooms en-suite which would add value to this house.



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Outside

To the front the property provides private off road parking. Moving around to the rear is a fabulous long garden, beautifully landscaped creating the perfect outdoor space for all the family to enjoy. an attractive tiled patio and footpath lead to a neat level lawn with a vegetable garden beyond, all enclosed by fencing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Parking To The Front

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 10,000 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

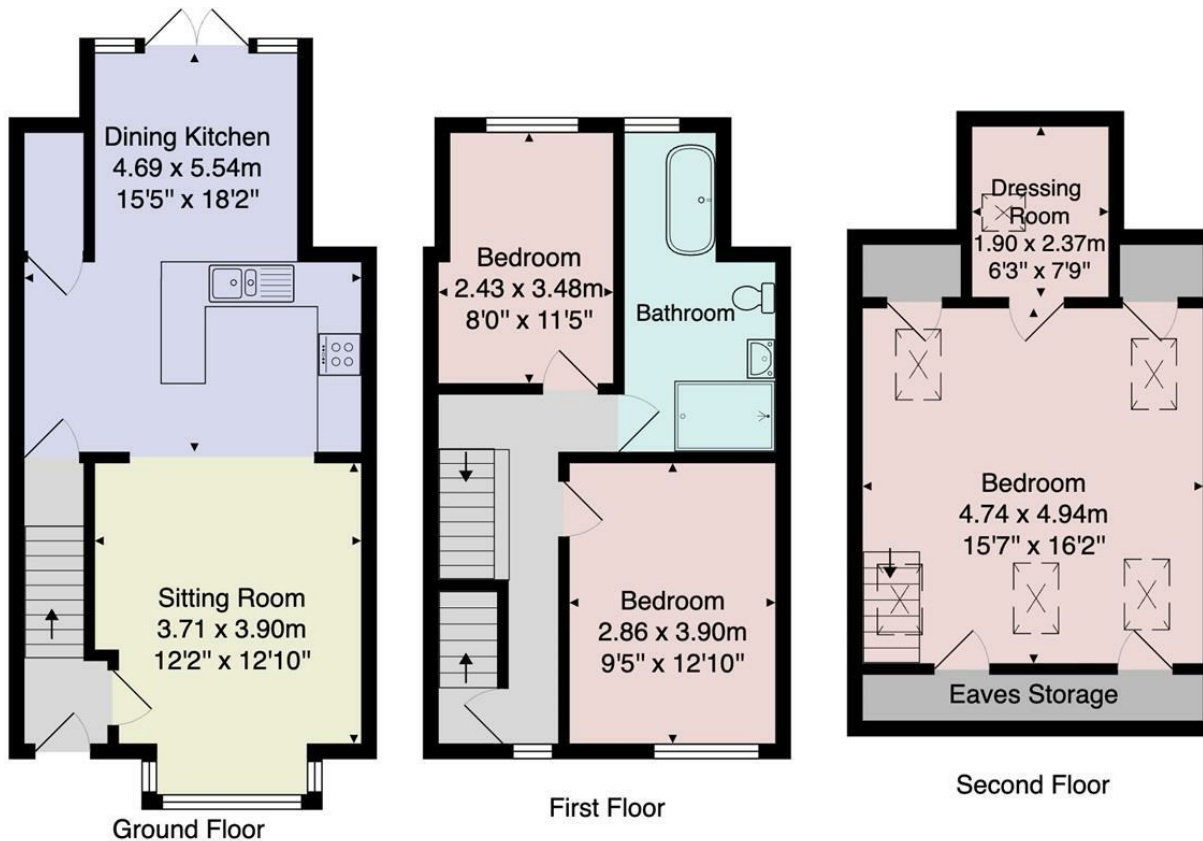
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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. We are advised that there is a right of access for service and maintenance (i.e taking the bins out, cleaning windows, property maintenance etc) from the side of number 10 thru to number 14. 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: 115.4 m² ... 1242 ft²

All measurements are approximate and for display purposes only.

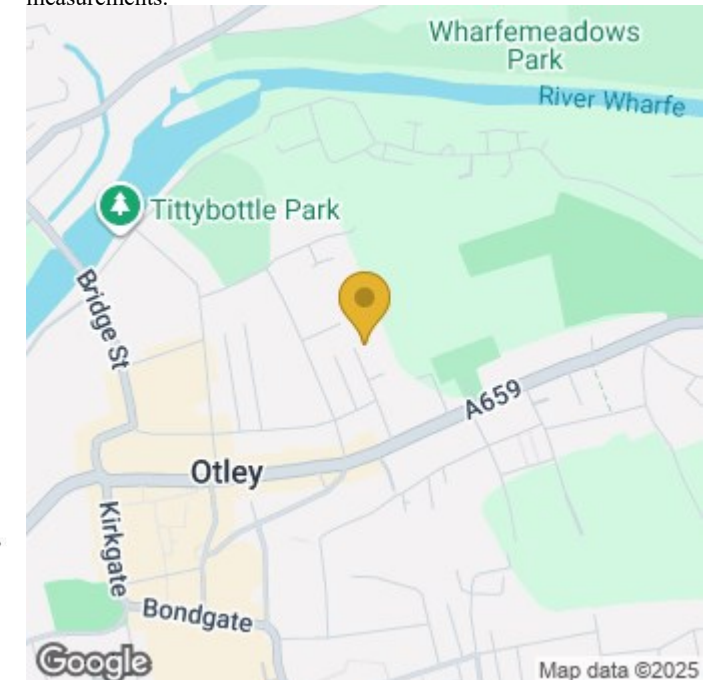
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

71 81

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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