



# 5 WAITES TERRACE, OTLEY LS21 3BE

**Asking price £170,000**

## FEATURES

- Stone Built Inner Terraced House In Need Of Some Modernisation
- Two Excellent Sized Double Bedrooms
- Sitting Room & Kitchen To The Ground Floor
- White Three Piece House Bathroom To The First Floor
- Gas Safety Certificate Issued August 2025 (copy available upon request)
- Electrical Condition Report March 2022 (copy available upon request)
- EPC Rating E / Council Tax Band A / Tenure Freehold
- Offered With The Advantage Of having NO ONWARD CHAIN



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# 2 Bedroom House - Mid Terrace located in Otley

Nestled in the charming area of Waites Terrace, Otley, this mid-terrace house presents an excellent opportunity for those seeking a comfortable home in a convenient location. With two generously sized double bedrooms, this property is ideal for couples, small families, or individuals looking for extra space.

The house is realistically priced, reflecting the modernisation that is required, allowing you to put your personal touch on the property. It has been well-maintained, with a gas safety check conducted in August 2025 and a full electrical condition report completed in March 2022. Both documents are available for your review, ensuring peace of mind regarding the safety and functionality of the home.

One of the standout features of this property is its prime location. Just a short stroll from the bustling town centre, you will find a variety of shops, cafes, and amenities at your fingertips. Additionally, the stunning Otley Chevin is nearby, offering beautiful countryside walks and breath-taking views, perfect for nature lovers and outdoor enthusiasts.

This property is offered with the added advantage of having no onward chain, making the buying process smoother and more straightforward. Whether you are looking to invest or find your next home, this mid-terrace house in Otley is a fantastic choice that combines comfort, convenience, and potential. Don't miss the chance to make it your own.

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 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:

## **Sitting Room 12'10" x 12'5" (3.91m x 3.78m)**

Bay window to the front elevation, a central heating radiator and a fireplace to the chimney breast.

## **Kitchen 9'9" x 6'1" (2.97m x 1.85m)**

Fitted wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and four ring gas hob, space and plumbing for a washer, a central heating radiator and the wall mounted central heating boiler. Window and door to the rear.

## **First Floor Landing**

Window to the rear and access to the following rooms:

## **Bedroom 12'10" x 12'6" (3.91m x 3.81m)**

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

## **House Bathroom**

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Tiled splash backs to the walls, a central heating radiator and a window to the rear.

## **Second Floor**

## **Bedroom 18'7" x 12'10" (5.66m x 3.91m)**

A large bedroom having a dormer window to the front and a Velux window to the rear. Two central heating radiators.

## **Outside**

The properties at Waites Terrace have open plan areas to the front and rear providing an area to sit out and also provides space for things like a garden shed.

## **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Street Parking Nearby

Located Within The Otley Conservation Area



## Council Tax

Leeds City Council Tax Band A. 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 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>

## Flood Risk Summary

Surface Water - Very Low  
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

## 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



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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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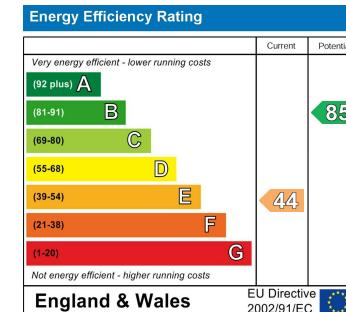


Total Area: 68.2 m<sup>2</sup> ... 734 ft<sup>2</sup>

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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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.



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