



35 RAMSEY TERRACE, OTLEY LS21 1AW

Asking price £350,000

FEATURES

- Smartly Presented Extended Stone Built Inner Terraced House
- Two Reception Rooms And An Extended Kitchen
- Four Piece House Bathroom Including A Step In Shower And A Bath
- Conveniently Placed Just A Short Stroll From The Town Centre
- Three Good Sized Double Bedrooms
- Valuable Cellar Providing Useful Storage
- Westerly Facing Enclosed Garden To The Rear
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

Conveniently located this is an impressive proportioned, three double bedroomed, stone mid terraced house, built around 1901. The property has been thoughtfully extended on the ground floor, providing ample space for comfortable family living. With a generous 1,454 square feet, this home features two inviting reception rooms, the extended kitchen which opens up to the enclosed rear garden, ideal for entertaining guests or enjoying quiet evenings with family.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for relaxation and rest. The bathroom is conveniently located, catering to the needs of the household. A valuable cellar adds to the appeal, providing additional storage space for your belongings.

One of the standout features of this home is the fully enclosed westerly facing garden at the rear. This outdoor space is perfect for enjoying sunny afternoons, gardening, or simply unwinding in a peaceful setting. The property is situated on a quiet no-through road, offering a serene environment while still being just a short stroll from the vibrant town centre. Here, you will find an array of shops, cafes, and bars, making it easy to enjoy the local amenities.

This charming home in Otley is an excellent opportunity for those seeking a blend of comfort, convenience, and character. Whether you are a first-time buyer or looking to settle down in a welcoming community, this property is sure to impress.

To arrange your appointment to view, 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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via an outer door with two glazed insets, a central heating radiator and the staircase to the first floor.

Sitting Room 12'2" x 10'2" (3.71m x 3.10m)

Attractive moulded ceiling cornice complementing the decorations, a window to the front elevation and a central heating radiator. Focal fireplace to the chimney breast with an electric fire inset and sliding doors to the dining room.

Dining Room 14'2" x 10'8" (4.32m x 3.25m)

A lovely second reception room with an exposed stone fireplace to the chimney breast with an electric stove inset, stripped floorboards and a central heating radiator.

Kitchen 12'7" x 8'10" (3.84m x 2.69m)

Fitted with a good range of wall and base units having work surfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a built in electric oven, with microwave over and a gas hob with an extractor hood over, together with an integrated dishwasher and washing machine. Light and airy having two windows and a glazed door to the rear garden.

Cellar 13'4" x 12'3" (4.06m x 3.73m)

Very useful area providing additional storage space.

First Floor Landing

With a central heating radiator and access to the following rooms:

Bedroom 13'3" x 12'4" max (4.04m x 3.76m max)

Fitted mirror fronted wardrobes to one wall, a central heating radiator and a window to the front elevation.

Bedroom 14'4" x 7'10" (4.37m x 2.39m)

Central heating radiator and a window to the rear elevation.

House Bathroom

Fitted with a four piece suite in white comprising a corner shower cubicle, a bath, wash hand basin and a low level w.c. Chrome central heated towel rail, tiled splash backs and a window to the rear elevation.

Second Floor

Bedroom 27' x 13'2" max (8.23m x 4.01m max)

A most fabulous bedroom, which (subject to gaining the required approvals) could easily be



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

split in to two bedrooms or have an en-suite added. Lovely exposed brick chimney breasts, two central heating radiators and windows to both the front and rear elevations.

Outside

To the front is a neat gravelled garden with low stone walling. Moving around to the rear is a larger garden that enjoys a westerly aspect, ideal for the afternoon and early evening summer sunshine. Neat Indian stone flagged patio to an artificial lawn, enclosed by fencing and double gates.

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 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>

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.

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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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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.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Ramsey Terrace, Otley, LS21

Main House = 135.1 sq m / 1454 sq ft
 Limited Use Area = 2.4 sq m / 26 sq ft
 Approximate Gross Internal Area = 137.5 sq m / 1480 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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.



Call us on 01943 889010
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