



# 69 ALBION STREET OTLEY LS21 1BZ

**Asking price £250,000**

## FEATURES

- Light & Airy Mid Terrace In A Popular Residential Area
- Well-Equipped Breakfast Kitchen Overlooking The Rear Garden
- Having The Advantage Of No Onward Chain
- Modern House Bathroom & Useful Store Cellar With Light
- Ideal Opportunity For A Variety Of Buyers
- Welcoming Sitting Room With Entrance Vestibule
- Two Bedrooms & An Office/Nursery, Including A Terrific Attic Bedroom With Building Regs
- Generous Lawned Rear Garden With Seating Areas
- Tenure Freehold / EPC Rating C / Council Tax Band B
- Within Walking Distance Of Otley Town Centre



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ESTATE AGENTS

# 2 Bed Stone Terrace With Approved Loft Conversion & Lawned Garden

Located in the charming town of Otley, this delightful mid-terrace house on Albion Street offers a perfect blend of comfort and convenience. Spanning an impressive 826 square feet, the property features a welcoming sitting room that greets you upon entry, complete with an inviting entrance vestibule. This space is ideal for relaxation or entertaining guests.

The house boasts two bedrooms, one being a terrific attic bedroom which enjoys delightful views of Otley Chevin. There is also an additional study/nursery, providing ample space for families or those seeking a home office.

The well-equipped breakfast kitchen overlooks the generous lawned rear garden, allowing for a lovely view while enjoying your morning coffee. The garden is a true highlight, featuring seating areas that invite you to unwind in the fresh air, making it perfect for summer gatherings or quiet evenings.

One of the significant advantages of this property is that it comes with no onward chain, ideal for those looking to move quickly. This home is not only light and airy but also offers a wonderful opportunity to create lasting memories in a friendly community.

With its ideal location being within walking distance of local schools and Otley town centre, as well as its charming features, this property is a must-see for anyone looking to settle in Otley.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## 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:

### Ground Floor

#### Entrance Vestibule

With double glazed entrance door and tiled flooring.

#### Sitting Room 13'2" x 12'3" (4.01m x 3.73m)

A charming reception room having a fitted gas fire with tiled interior. Ceiling cornice, ceiling rose, two wall light points, radiator and window to the front elevation.

#### Inner Hall

With stairs up to the first floor.

#### Breakfast Kitchen 13'2" x 8'8" (4.01m x 2.64m)

A light and airy breakfast kitchen with a range of base and wall units incorporating cupboards and drawers with co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, space for a freestanding fridge/freezer, plumbing for an automatic washing machine, provision for a cooker and breakfast bar. Radiator, laminate flooring, cupboard housing the new central heating boiler which was installed in 2025, glazed door to the rear elevation and window overlooking the rear garden.

### Lower Ground Floor

#### Cellar

A useful store cellar with light.

### First Floor

#### Landing

With stairs up to the second floor.

#### Bedroom 1. 13'5" x 12'4" (4.09m x 3.76m)

A spacious double bedroom with radiator and window to the front elevation.

#### Bedroom 3. 7'9" x 5'9" (2.36m x 1.75m)

A single bedroom but would also make an ideal home office for those working from home with radiator and window to the rear elevation.

#### Bathroom

A modern bathroom with a white three piece suite comprising a panelled bath with fixed head and shower attachment over, low suite w.c and wash hand basin. Heated towel rail, laminate flooring, part tiled walls and window to the rear elevation.

### Second Floor

#### Bedroom 2 13'1" x 13'0" (3.99m x 3.96m)

A terrific attic bedroom which has been converted by the current owner with full building regulations, having two radiators, under eaves storage and enjoying a dual aspect with two velux windows to the front and rear elevation enjoying delightful views over the Chevin.

#### Outside

To the rear there is a generous lawned garden with flower borders and gravelled and flagged seating areas a real benefit of this terraced property and an ideal space to enjoy a summers evening.



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**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

**Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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>

**Council Tax Leeds**

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.

**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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### 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.

### 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.

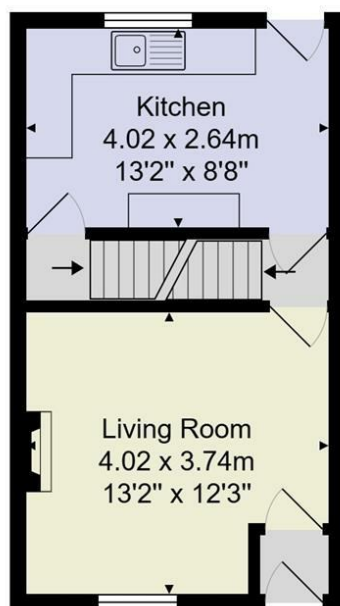
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Please Note

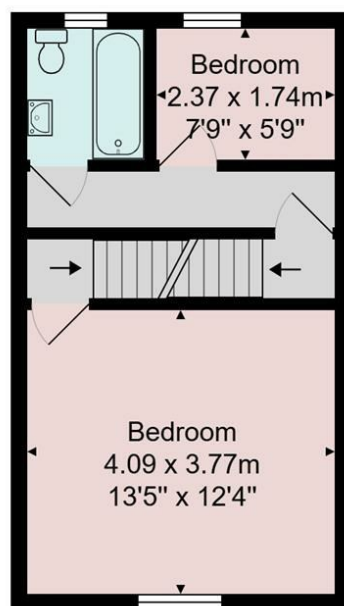
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



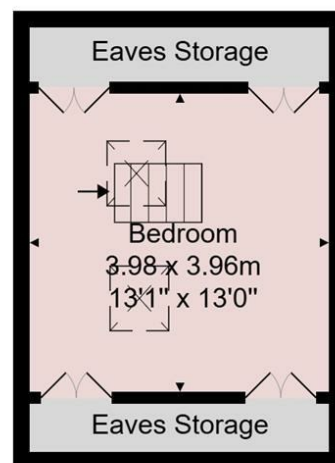
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Ground Floor



First Floor



Second Floor

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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Call us on 01943 889010  
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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>89</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>70</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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.



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