



15 QUEENS PLACE, OTLEY LS21 3HY

Asking price **£275,000**

FEATURES

- Excellent Town Centre Position
- Two Reception Rooms
- Parking Available
- Views of the Chevin
- Not to be Missed
- Three Spacious Bedrooms
- Delightful Garden Rooms
- No Onward Chain
- Potential for Updating
- EPC Rating D / Freehold / Council Tax C



SHANKLAND
SB BARRACLOUGH
ESTATE AGENTS

A Charming Three Bedroom End Terrace in the Heart of Otley

Tucked away on Queens Place, and still within a stone's throw of all of Otley's amenities, this delightful end terrace house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

One of the standout features of this home is the stunning views of the Chevin, providing a picturesque backdrop that enhances the overall appeal. The delightful garden is a wonderful space for outdoor relaxation, gardening, or entertaining friends and family during the warmer months.

Situated in an excellent town centre location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, making daily life both convenient and enjoyable.

This property presents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home 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 Hall

With access to the principal ground floor rooms, and stairs to the first floor.

Sitting Room 12'4" x 10'10" (3.76m x 3.30m)

A delightful sitting room with large window to the front and lovely high ceilings. Attractive features including moulded ceiling cornice and dado rail. Cast iron fireplace with a gas fire inset.

Dining Room 14'5" x 11'2" (4.39m x 3.40m)

Another lovely bright reception room, with a dual aspect to the side and rear allowing for excellent natural light. Striking exposed brick chimney breast with provision for a gas fire within. Access to the cellar. Exposed wooden beams and ceiling.

Kitchen 8'4" x 6'10" (2.54m x 2.08m)

A smart modern fitted kitchen with a range of base and wall units, with integrated appliances including an eye level double oven, gas hob and a dishwasher, together with plumbing for a washing machine and composite sink with mixer tap. Attractive granite style work surfaces and upstands, and tiled flooring. Window and door to the rear garden giving a very pleasant outlook.

Cellar

A very useful storage space comprising a larger room with light and power supply, and separate smaller coal store.

First Floor

Landing

Spacious and bright, with a useful store cupboard.

Bedroom 14'6" x 12'6" (4.42m x 3.81m)

An excellent sized bedroom, with large window to the front, original cast iron fireplace with tiled hearth and attractive arched recess.

Bedroom 14'5" x 8'10" (4.39m x 2.69m)

Having dual aspect windows with lovely views towards the Chevin.

Bathroom

Fitted with a white suite comprising pedestal wash basin, low suite wc and panelled bath with shower over. Tiled flooring and walls, and window to the rear.

Second Floor

Bedroom 21'2" x 14'6" (6.45m x 4.42m)

A fantastically large room, offering brilliant views over Otley and the Chevin and providing flexible space to suit a variety of needs.



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Outside

The property benefits from a delightful cottage style garden to the rear, enclosed by stone walls and having an attractive greenhouse towards the end.

Parking is available to the front and side of the property, however please note there are access rights for neighbouring properties.

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

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.

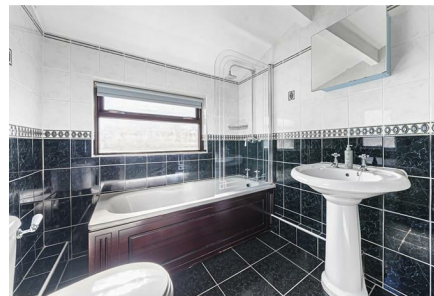
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



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Queens Place, Otley, LS21

Main House = 104.8 sq m / 1128 sq ft
(Excluding Restricted Use Area)

Restricted Use Area = 8.8 sq m / 95 sq ft

Cellar = 18.7 sq m / 201 sq ft

Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft



= Reduced headroom below 1.5m / 5'0"

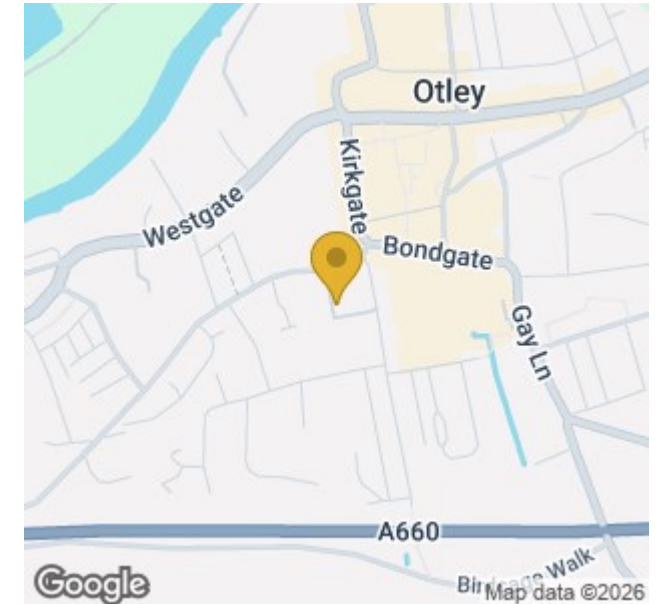


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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
info@shanklandbarracough.co.uk
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