



97 BRADFORD ROAD OTLEY LS21 3JT

Asking price £165,000

FEATURES

- Stone Built End Terrace
- Attractive Views Of Otley Chevin
- Sitting Room With Feature Stone Fireplace
- Kitchen With Dining Area
- Entrance Porch & Downstairs Bathroom
- Two Double Bedrooms
- Southerly Facing Front Garden
- Freehold / EPC Rating D / Council Tax Band B
- Now In Need Of Renovation With Great Potential
- Comfortable Walking Distance Of Otley Town Centre



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Stone Built Terrace Now In Need of Renovation

Situated on Bradford Road in the charming town of Otley, this stone built end terrace house presents a wonderful opportunity for those looking to create their dream home. With two bedrooms and a well-proportioned reception room, the property offers a comfortable living space that is ripe for renovation.

As you enter, you are welcomed into a sitting room that boasts a delightful feature stone fireplace, providing a warm and inviting atmosphere. The kitchen, complete with a dining area, offers a practical space for preparing meals.

One of the standout features of this property is the attractive views of Otley Chevin, which can be enjoyed from various vantage points. This picturesque backdrop adds to the appeal of the location, making it a lovely place to call home.

The southerly facing front garden provides a delightful outdoor space, ideal for enjoying the sunshine and enhancing the property's appeal.

Furthermore, the property is within a comfortable walking distance of Otley town centre, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and parks. This prime location ensures that you can enjoy the vibrant community atmosphere while still having a peaceful retreat to call home.

Although the property is in need of renovation, it holds great potential for those with a vision. Whether you are a first-time buyer looking to make your mark or an investor seeking a project, this house offers a blank canvas to transform into a stylish and modern living space.

Do not miss the chance to explore the possibilities that this end terrace house has to offer in the heart of Otley and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

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, PARTIAL SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Entrance Porch

Sitting Room 13'0" x 12'8" (3.96m x 3.86m)

With feature stone fireplace, exposed wooden beams, wall light point, radiator and bay window to the front elevation.

Kitchen 12'2" x 11'6" (3.71m x 3.51m)

Now in need of updating with base and wall units incorporating cupboards and drawers having coordinating work surfaces. Inset stainless steel sink unit with mixer tap, electric oven, microwave and four ring gas hob. Plumbing for a washing machine, space for a fridge/freezer, wall mounted gas fired central heating boiler, wall light, understairs storage and window to the rear elevation.

Rear Entrance Area

With useful cupboard and door out to the outside area.

Bathroom

With a three piece suite comprising a panelled bath, pedestal wash hand basin and low suite w.c. Part tiled walls and window to the side elevation.

First Floor

Bedroom 1. 11'8" x 10'8" (3.56m x 3.25m)

Double bedroom with fitted wardrobe, radiator and window to the front elevation.

Bedroom 2. 8'11" x 8'3" (2.72m x 2.51m)

Another double bedroom with radiator and window to the rear elevation.

Outside

To the front there is a southerly facing garden with a stone flagged sitting area, raised borders with a selection of shrubs and bushes, enclosed by stone walling. To the rear is a small yard.



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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 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 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.

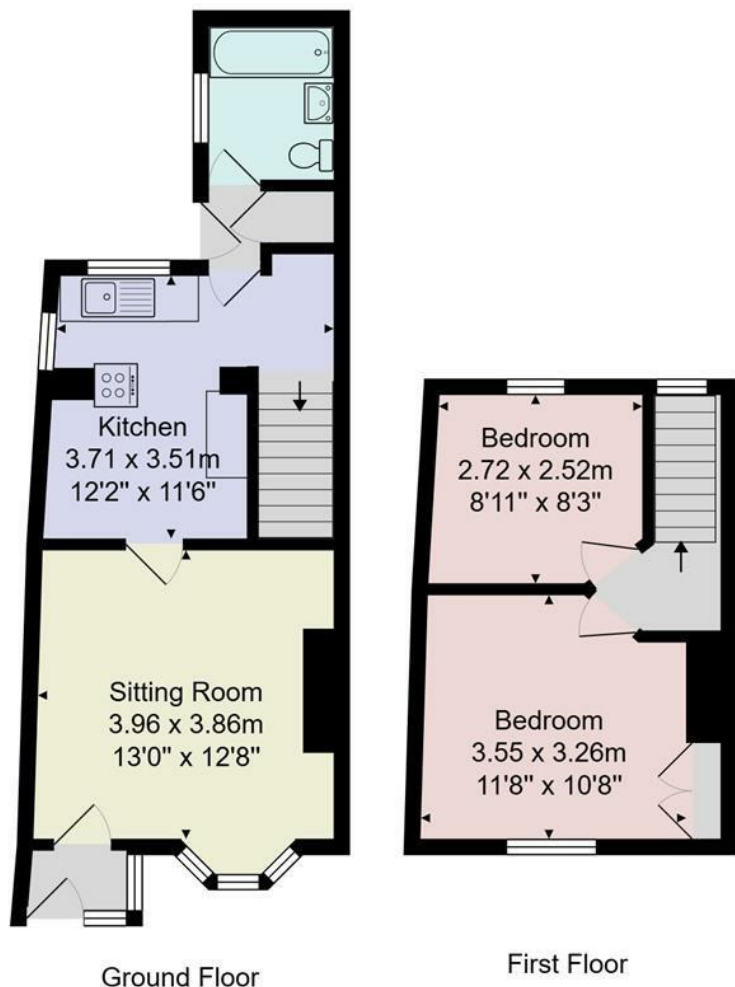
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 59.7 m² ... 642 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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Call us on 01943 889010

info@shanklandbarracough.co.uk

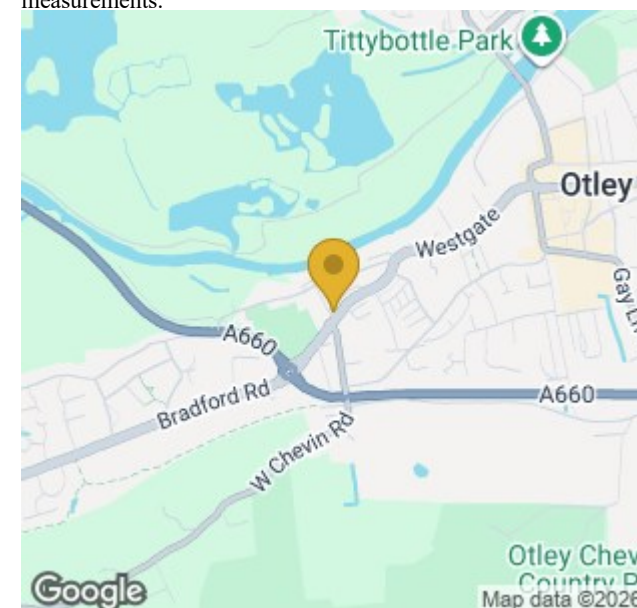
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

86

60

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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