



# 111 CROSS GREEN, OTLEY LS21 1HE

## Asking price £199,950

### FEATURES

- Stone Built Inner Terraced Cottage Close To Amenities
- Valuable Garage Providing Secure Off Road Parking
- Smartly Appointed Modern Kitchen
- Great Central Location Just A Stones Throw From Shops & Close To Countryside Walks
- Small Cottage Garden To The Rear With A Southerly Aspect
- Sitting Room With A Warming Wood Burning Stove
- Three Piece Suite To The Shower Room & WC
- EPC Rating D / Tenure Freehold / Council Tax Band B



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Central Located 2 Bedroom Terrace With Small Garden & Garage

Conveniently located in a good central setting, this delightful Victorian terraced house at Cross Green offers a perfect blend of character and modern living. With two bedrooms and a stylishly appointed kitchen and bathroom, this property is ideal for couples or small families seeking a comfortable home.

As you enter, you are welcomed into a cosy reception room featuring a warming wood-burning stove, perfect for those chilly evenings. The modern kitchen is thoughtfully designed, providing a functional space for cooking. The shower room has also been updated to meet contemporary standards, ensuring convenience and comfort.

One of the standout features of this property is the valuable garage and outhouse store, providing ample storage solutions for your belongings or hobbies. The small walled garden area, with its southerly aspect, offers a lovely outdoor space to relax and enjoy the sunshine.

Conveniently located close to the town centre, residents will benefit from an excellent array of amenities, including shops, cafes, and parks, all within easy reach. Additionally, the property includes parking for one vehicle, adding to the convenience of this charming home.

This Victorian terraced house is a wonderful opportunity for those looking to embrace the vibrant lifestyle that Otley has to offer, while enjoying the comforts of a modern home. Don't miss the chance to make this delightful property 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 11'6" x 11'3" (3.51m x 3.43m )**

Having a warming wood burning stove inset to the chimney breast, attractive flooring complementing the decorations, a window and door to the front elevation. Central heating radiator.

## **Kitchen 10'11" x 9'9" (3.33m x 2.97m)**

Fitted with a modern range of wall and base units having worksurfaces over and a sink unit inset. The kitchen also provides provision for a gas cooker, has a central heating radiator, window and door to the rear garden area.

## **Cellar 9'6" x 8'3" (2.90m x 2.51m)**

Useful area that has plumbing for a washing machine, light and power points.

## **First Floor Landing**

Having an access hatch to the loft with a pull down ladder. The loft has boarding providing valuable storage space.

## **Bedroom 1. 11'3" x 11'3" (3.43m x 3.43m)**

Window to the front elevation, focal fireplace to the chimney breast and a central heating radiator.

## **Bedroom 2 or Study 8'9" x 5' (2.67m x 1.52m)**

Central heating boiler and a window to the rear elevation.

## **Shower Room & WC**

Fitted with a three piece suite comprising a shower cubicle with glazed sides, a wash hand basin and a low level w.c. Window to the rear.

## **Garden, Outhouse & Garage**

To the rear is a small walled garden area that enjoys a south easterly aspect. The property also has a stone outhouse for storage and a valuable garage with parking in front providing private off street parking for the house.

## **Tenure, Services And Parking**

Tenure: Freehold



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

All Mains Services Connected  
Parking: Private Garage or On Street, Public Highway.  
The property is located within the beautiful Otley  
Conservation Area

#### **Council Tax**

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.

#### **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>

#### **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>

#### **Viewing Arrangements**

We would be delighted to arrange a viewing for you on  
this property. To view, please contact Shankland  
Barracough Estate Agents on (01943) 889010, e-mail  
us [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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**

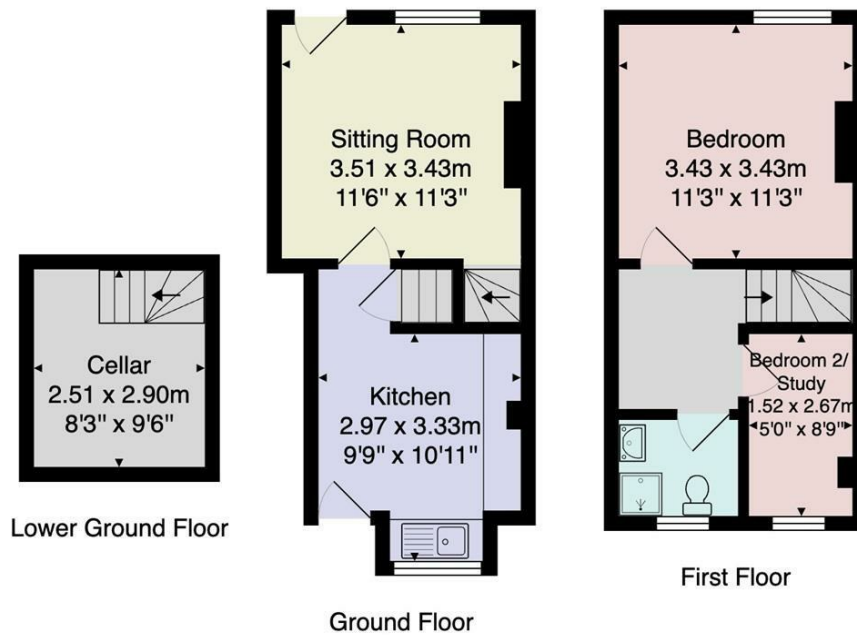
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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



Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>

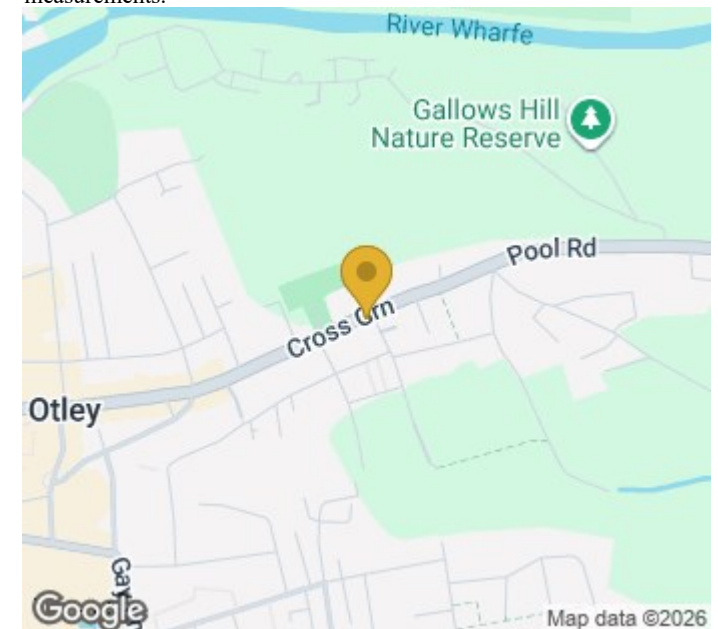
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.



T: Call us on 01943 889010

E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)

W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

