



**83 ALBION STREET,  
OTLEY  
LS21 1BZ**

**Asking price £299,950**

#### FEATURES

- Deceptively Spacious Three Bedroomed Inner Terraced House
- Entrance Hallway, Two Reception Rooms & A Smart Integrated Kitchen To The Ground Floor
- Landing, Three Good Sized Bedrooms And The House Bathroom To The First Floor
- Large Basement Cellar (with light power and heating) And A Large Attic
- Garden To The Rear With A Paved Patio And Lawn, Fully Enclosed
- Ideal Located Just A few Minutes Walk From The Town Centre And All Saints Primary School
- Offered With The Advantage Of Having No Onward Chain
- EPC Rating D / Tenure Freehold / Council Tax Band B



**SHANKLAND  
BARRACLOUGH  
ESTATE AGENTS**

# 3 Bedroom House - Mid Terrace located in Otley

Well placed in the charming town of Otley, this delightful mid-terrace house on Albion Street offers a perfect blend of character and modern living. Built around 1906, the property spans approximately 1,000 square feet of living accommodation over two floors and boasts fresh neutral decorations throughout, creating a warm and inviting atmosphere.

The home is entered via a long hallway, so unlike many terraced homes you are not walking straight into your living space. The ground floor features two spacious reception rooms, ideal for both relaxation and entertaining, together with a smartly appointed kitchen with integrated appliances included. With three well-proportioned bedrooms, there is ample space for families or those seeking a comfortable home office. The property includes a conveniently located bathroom, ensuring practicality for everyday living.

One of the standout features of this residence is the large cellars and attic storage space, providing plenty of room for all your belongings. The enclosed garden area to the rear is a lovely retreat, complete with a patio and lawn, perfect for enjoying the outdoors or hosting gatherings with friends and family.

Situated just a few minutes' walk from the town centre, residents will appreciate the convenience of local amenities, shops, and eateries. Additionally, the proximity to All Saints Primary School makes this property an excellent choice for families with young children.

Offered with the advantage of having no onward chain, this home presents a fantastic opportunity for buyers looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Don't miss the chance to make this charming house 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:

## **Entrance Hallway**

Via a uPVC outer door to the front elevation, a central heating radiator and the staircase to the first floor.

## **Lounge 12'3" x 11'1" (3.73m x 3.38m)**

Window to the front elevation, a central heating radiator and attractive moulded ceiling cornicing complementing the decorations.

## **Dining Room 14'7" x 11'4" (4.45m x 3.45m)**

With a recessed fireplace to the chimney breast, a central heating radiator and a window to the rear garden.

## **Kitchen 13'1" x 7'8" (3.99m x 2.34m)**

Fitted with an excellent range of cream shaker styled units having worksurfaces over, a sink unit inset and tiled splash backs. The kitchen comes complete with integrated appliances that include a dishwasher, a fridge-freezer, electric oven, gas hob and an extractor hood. In addition there is space and plumbing for a washer. Wall mounted central heating boiler. Window to the side elevation, a half glazed door and window to the rear garden.

## **Basement 14'8" x 14'4" (4.47m x 4.37m)**

A very useful area that has light, power and a central heating radiator fitted.

## **First Floor Landing**

A long landing with a built in linen cupboard to one end and an access hatch to the spacious loft.



**Bedroom 1. 14'6" x 12'3" (4.42m x 3.73m)**

Central heating radiator and a window to the front elevation.

**Bedroom 2. 13'1" x 7'8" (3.99m x 2.34m)**

Central heating radiator and a windows to the side and rear elevations.

**Bedroom 3. 9'4" x 8'9" (2.84m x 2.67m)**

Central heating radiator and a window to the rear.

**Bathroom**

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower tap and a screen over, a wash hand basin and a low level wc. Central heating radiator and an extractor fan.

**Outside**

To the rear, the property enjoys a pleasant garden area with a paved patio and lawn, enclosed by fencing and walling.

**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 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.



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## 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 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

## 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.

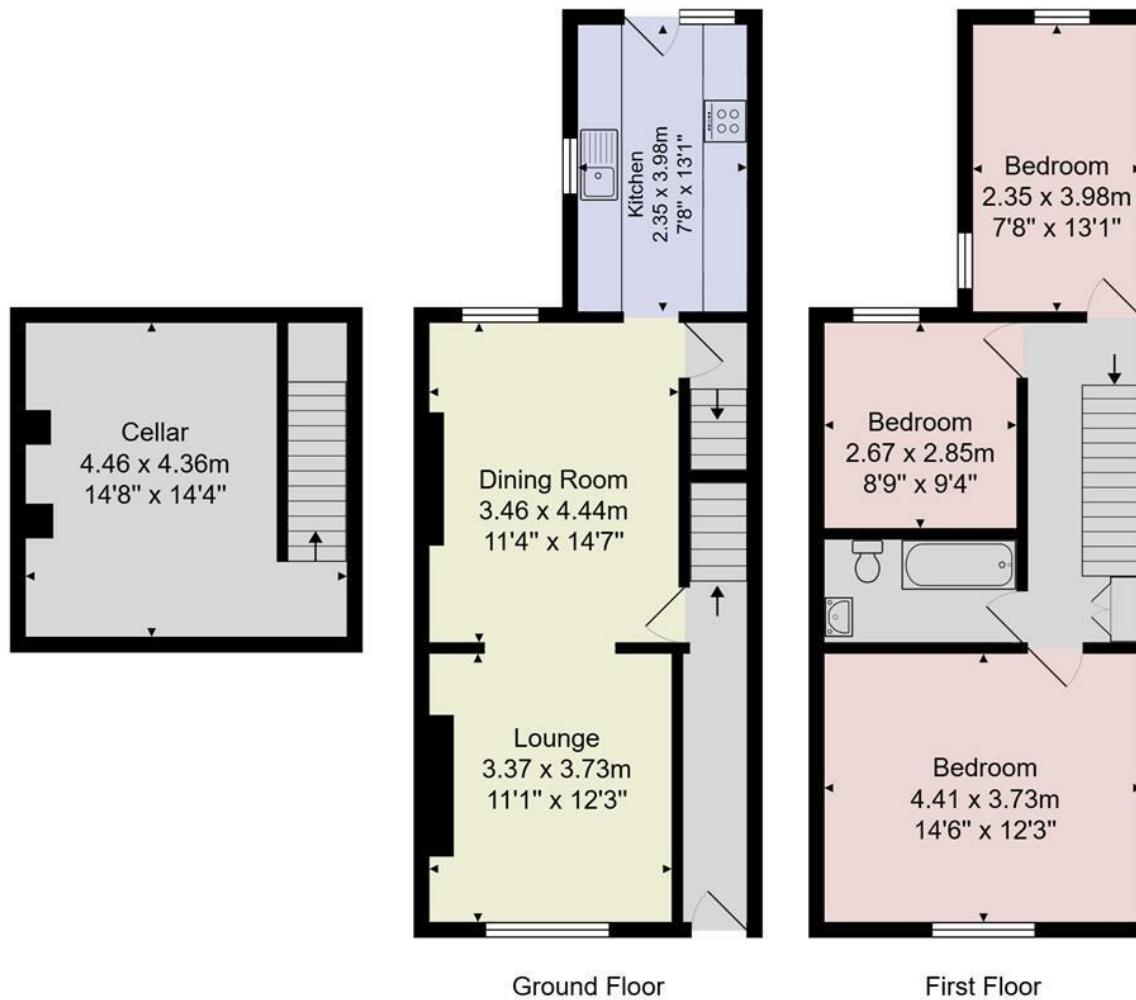
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

## 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: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

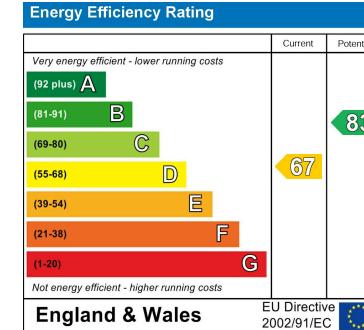
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**W:** [www.shanklandbarracclough.co.uk](http://www.shanklandbarracclough.co.uk)



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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