



2 BERMONDSEY STREET, OTLEY LS21 1JQ

Asking price £275,000

FEATURES

- Stone Built Inner Terraced House Offering Three Double Bedrooms
- Sitting Room With An Open Fire AND Stripped Pine Cupboards To The Alcove
- Spacious House Bathroom With A Shower Over
- Convenient Location Just A Short Stroll From The Town Centre
- Offered With The Advantage Of Having No Onward Chain
- Fitted Range Of Kitchen Units And Beautiful Yorkshire Stone Flagged Flooring
- Valuable Basement Cellar And A Small Westerly Facing Rear Garden
- EPC Rating D / Tenure Freehold / Council Tax Band B



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3 Bedroom House - Mid Terrace located in Otley

Conveniently located close to town, yet in a quiet backwater, Bermondsey Street in Otley, this delightful mid-terrace house, built in the early 1900's offers a perfect blend of character and modern living. Spanning an impressive 1,198 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a generous sitting room, featuring an inviting open fire, perfect for cosy evenings. The room is enhanced by stripped pine cupboards in the alcove, adding a touch of traditional charm. The kitchen, with its Yorkshire stone flagged flooring, provides a practical yet stylish space for culinary endeavours. Below the kitchen is a useful basement cellar.

The property comprises three good-sized double bedrooms, ensuring ample accommodation for family or guests. The spacious house bathroom is fitted with a three-piece suite in white, complete with a shower over the bath, offering both convenience and comfort.

One of the standout features of this home is the advantage of having no onward chain, making the buying process smoother and more straightforward. Additionally, the property is conveniently located within easy walking distance of the town centre and local schools, making it an ideal choice for families or those who appreciate accessibility to amenities. A westerly facing garden area to the rear is a blank canvas waiting for a new owner to make it their own.

This charming home on Bermondsey Street is a rare find, combining period features with modern comforts in a sought-after location. Whether you are looking to settle down or invest, this property presents an excellent opportunity not to be missed.

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 15'6" x 13'4" (4.72m x 4.06m)

A good sized reception room having an open fire to a tiled surround, with stripped pine cupboards and drawers to the alcove at its side. Moulded ceiling cornicing complementing the decorations. a central heating radiator, windows and door to the front elevation.

Kitchen 12'4" x 9'1" (3.76m x 2.77m)

Fitted with a range of wall and base units having worksurfaces over and a sink unit inset. Cooker included, space and plumbing for a washer, beautiful Yorkshire stone flagged flooring, a central heating radiator, window and door to the rear garden.

Basement Cellar 15'8" max x 9'1" (4.78m max x 2.77m)

First Floor Landing

Window to the rear elevation and access to the following rooms:

Bedroom 1. 15'6" x 13'4" (4.72m x 4.06m)

A superb proportioned bedroom having fitted cupboards, a central heating radiator and two windows to the front elevation.

House Bathroom

A spacious bathroom fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled splash backs, a good sized airing cupboard, central heating radiator and a window to the rear.

Second Floor Landing

With access to the following bedrooms:

Bedroom 2. 15'6" max x 13'1" max (4.72m max x 3.99m max)

Window and a Velux to the pitched ceiling, together with a central heating radiator.

Bedroom 3. 15'6" x 8'6" (4.72m x 2.59m)

Velux window to the pitched ceiling and a central heating radiator.

Outside

To the rear is a garden that faces westerly, ideal for the afternoon sunshine. The garden is a blank canvas and also includes an old outhouse store.

Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected
Parking: On Street
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 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 at various levels. 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 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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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

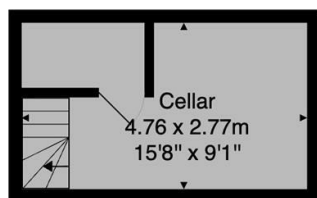
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

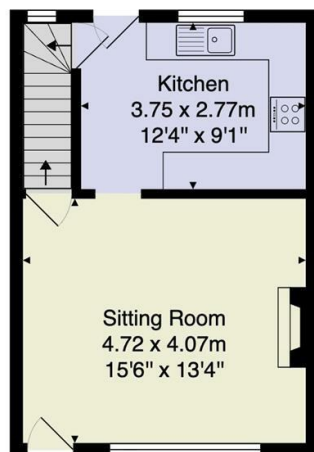
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



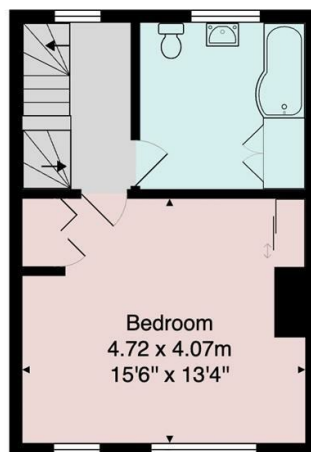
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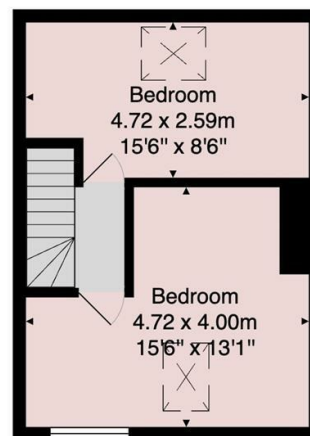
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 111.3 m² ... 1198 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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.



Call us on 01943 889010
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