



1 QUEENS TERRACE, OTLEY LS21 3JE

Asking price £425,000

FEATURES

- Stone Built 4 Bedroomed Victorian End Terraced House
- Kitchen With Built In Appliances
- Garden To The Front And A Walled Enclosed Yard To The Rear
- Located Within The Beautiful Otley Conservation Area
- Two Lovely Proportioned Reception Rooms With Character Features
- Large Basement Cellar, Garage Store & Workshop Storage
- Re-roofed, Re-Pointed And New Velux Windows Fitted in 2026
- EPC Rating D / Tenure Freehold / Council Tax Band D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroom House - End Terrace located in Otley

Nestled in the charming area of Queens Terrace, Otley, this attractive stone-built end Victorian terraced house presents a wonderful opportunity for those seeking a blend of character and convenience. Spanning an impressive 1,395 square feet, the property boasts two spacious reception rooms and a kitchen to the ground floor, perfect for both entertaining guests and enjoying quiet family time. With four bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office.

The house features a single bathroom, catering to the needs of modern living, while the recent updates, including a new roof, repointing, and the replacement of two Velux windows, enhance both the aesthetic and functionality of the home. Although some cosmetic updating is required, this allows the new owner to personalise the space to their taste and style.

One of the standout features of this property is its prime location. Situated just a short stroll from the town centre, residents will enjoy easy access to an excellent array of shops, cafes, and local amenities. Additionally, the property offers a small garage and workshop store, a valuable asset in this bustling area, together with a large basement cellar.

Offered with the advantage of having no onward chain, this Victorian gem is ready for its new owners to make it their own. Whether you are a first-time buyer, a growing family, or an investor, this home presents a fantastic opportunity to embrace the vibrant lifestyle that Otley has to offer. Do not miss the chance to view this delightful property and envision the possibilities it holds.

To arrange your viewing of this traditional Victorian home, 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

Having a small vestibule area as you come in from the front, the hallway has exposed floorboards, a central heating radiator, moulded ceiling cornicing and the staircase to the first floor.

Living Room 16'1" x 13' (4.90m x 3.96m)

A lovely proportioned reception room featuring high ceilings with moulded ceiling cornice detailing, a bay window to the front elevation, a central heating radiator and a focal fireplace with a cast iron inset.

Dining Room 14'3" x 13'11" (4.34m x 4.24m)

Featuring exposed Yorkshire stone flagged flooring, a central heating radiator and a window to the rear.

Kitchen 8'2" x 8'2" (2.49m x 2.49m)

Fitted with a range of wall and base units having worksurfaces over and a sink unit inset. Built in under counter fridge, an electric oven and a gas hob. Window and a stable door to the rear.

Basement

Cellar 1. 15'11" x 13' (4.85m x 3.96m)

A very useful space having light and power together with a window to the front window well.

Cellar 2. 13'2" x 4'4" (4.01m x 1.32m)

Ideal wood / coal store area as it was originally designed to be.

First Floor Landing

With access to the following rooms:

Bedroom 1. 14'2" x 10'10" (4.32m x 3.30m)

Central heating radiator and a window to the rear elevation.

Bedroom 2. 12'11" x 11'4" (3.94m x 3.45m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 9'11" x 5'6" (3.02m x 1.68m)

Central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a four piece suite in white that includes a corner bath, a shower cubicle, wash hand basin and a low level w.c. Tiled walls and flooring, a central heating radiator, two Velux style windows and a further window to the rear.

Second Floor



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Attic Bedroom 4 16'8" x 16'7" (5.08m x 5.05m)

New Velux windows to the front and rear, a further window to the side gable wall and a central heating radiator.

Outside

To the front is a neat garden with stone walling, a stone pathway and central stone paved display with stocked borders. To the rear is an enclosed private walled yard, the garage store (14'7" x 8'3) and an attached workshop 7'5" x 6'11"

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On street,

Located within the beautiful Otley conservation area.

Council Tax

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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>

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.



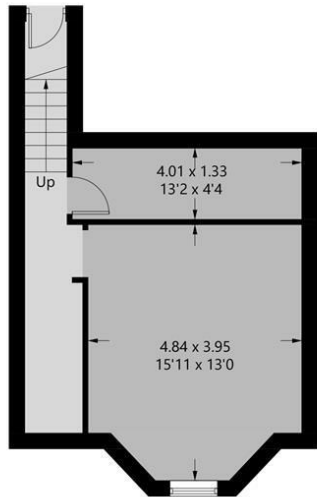
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Queens Terrace, Otley, LS21

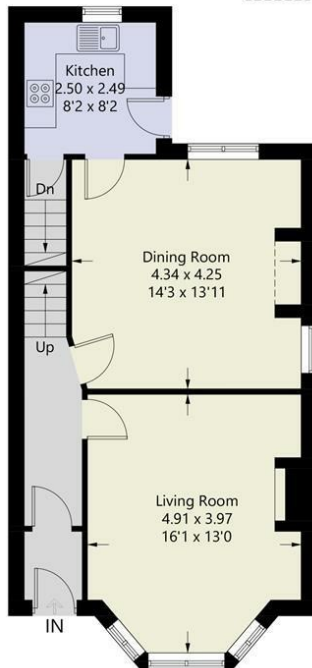
Main House = 120.0 sq m / 1292 sq ft
 Limited Use Area = 9.6 sq m / 103 sq ft
 Cellar = 32.4 sq m / 349 sq ft
 Outbuilding = 16.6 sq m / 179 sq ft
 Total = 178.6 sq m / 1923 sq ft



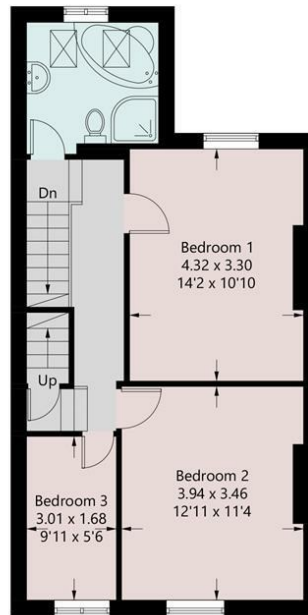
 = Reduced headroom below 1.5m / 5'0"



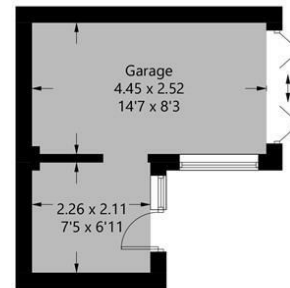
Cellar



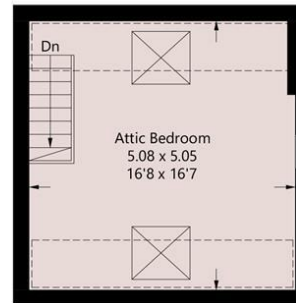
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

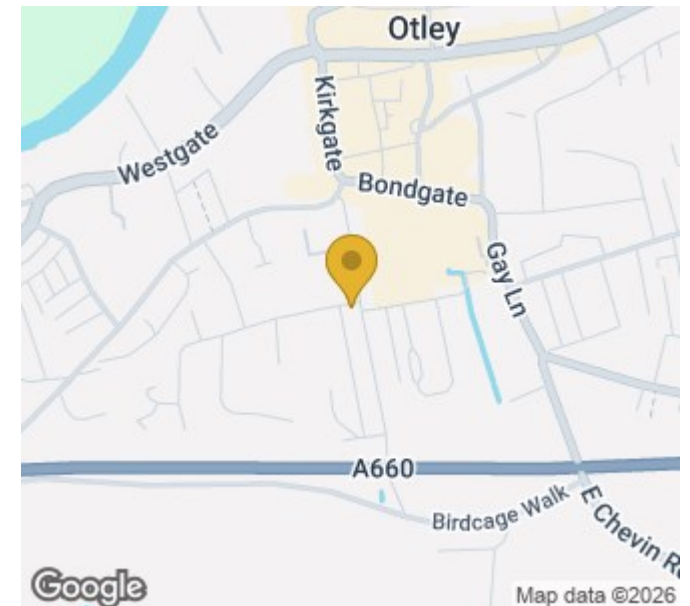


Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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
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