



**HOME**

MARKETING & MANAGEMENT

**NORTH STREET, OTLEY LS21 1AH**

**£209,000**

Victorian Stone Through Terrace  
3 Double Bedrooms  
Potential to Further Improve  
uPVC D/G & Gas C/H  
Lounge. Dining Kitchen  
Spacious Bathroom  
Useful Cellars (Potential to Develop)  
Enclosed Rear Patio Garden  
Central Location. Close to Amenities  
No Chain. Vacant Possession



**£209,000**

**GENERAL DESCRIPTION**

A Victorian stone built three double bedroom terrace home situated over three floors with useful cellars with potential for further development (subject to required building regulations and planning permission) situated in a central location in the sought after market town of Otley. Will be of particular interest to developers or DIY enthusiasts seeking a well located character property with huge potential. Benefits from: Large bathroom with 4 piece suite; astro and patio gardens; potential for off street parking to rear; dining kitchen; white Upvc double glazing; gas central heating with combination boiler; large master bedroom. Offers excellent access to local amenities, cafes, bars, restaurants, primary schools and Prince Henry's Grammar School as well as commuting access to both Leeds and Harrogate. An early inspection is recommended to appreciate the location, charm and potential of this character property.

**TENURE**  
Freehold

**ROOM MEASUREMENTS**

- LOUNGE** 12' 2" x 11' 5" (3.71m x 3.48m) max
  - DINING KITCHEN** 15' 0" x 12' 3" (4.57m x 3.73m) max
  - CELLAR ROOM 1** 12' 3" x 11' 9" (3.73m x 3.58m) max
  - CELLAR ROOM 2** 12' 3" x 11' 5" (3.73m x 3.48m) max
  - 1ST FLOOR STAIRCASE & LANDING** 12' 4" x 5' 8" (3.76m x 1.73m) max
  - DOUBLE BEDROOM 1** 12' 3" x 11' 6" (3.73m x 3.51m) max
  - BATHROOM** 12' 3" x 8' 9" (3.73m x 2.67m) max
  - 2ND STAIRCASE & LANDING** 6' 1" x 2' 9" (1.85m x 0.84m) max
  - BEDROOM 2** 10' 10" x 8' 1" (3.3m x 2.46m)
  - BEDROOM 3** 10' 10" x 7' 7" (3.3m x 2.31m)
- EXTERIOR**

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

