



27 HAMILTON TERRACE, OTLEY LS21 1AN

Asking price **£320,000**

FEATURES

- Stone Built Victorian Inner Terraced House Offering 3 Double Bedrooms
- Two Reception Rooms With Stripped Floors
- Breakfast Kitchen With French Doors To The Enclosed Rear Garden
- Sought After Location Close To The Town Centre, The Park, Riverside Walks & Schools
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Lovely Wood Burning Stove
- Full Height Basement With Cellar Storage And A Workshop Area
- EPC Rating C / Tenure Freehold / Council Tax Band C



3 Bedroom House - Mid Terrace located in Otley

Offering three double bedrooms within this highly sought after neighbourhood, this delightful Victorian mid-terrace house offers a perfect blend of character and modern living. With living accommodation arranged over three floors extending to 1,121 square feet, with a further 349 square feet of basement cellar / workshop space below. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining together with an extended breakfast kitchen with French doors to the enclosed rear garden allowing for a seamless connection between indoor and outdoor living. The living and dining room features a cosy wood-burning stove, creating a warm and welcoming atmosphere during the colder months with a separate sitting room providing further space for a growing family.

Outside, the neat gardens to the front and the fully enclosed rear garden provide a private retreat, perfect for children to play or for hosting summer gatherings.

Situated in a great central location, this home is just a stone's throw away from a variety of shops, parks, and picturesque riverside walks, making it an ideal choice for those who appreciate convenience and community. This charming Victorian house is not just a home; it is a lifestyle waiting to be embraced.

To arrange your viewing of this fine home please call 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 an attractive composite outer door to the front elevation, a central heating radiator and the staircase to the first floor.

Sitting Room 12'2" x 10'2" (3.71m x 3.10m)

Modern electric wall mounted fire to the chimney breast, a central heating radiator, original moulded ceiling cornice and attractive stripped and polished floorboards.

Dining / Living Room 14'4" x 10'8" (4.37m x 3.25m)

A lovely reception room having a focal wood burning stove inset to the chimney breast, stripped and polished floorboards and a central heating radiator.

Breakfast Kitchen 13'1" x 8'8" (3.99m x 2.64m)

Fitted wall and base units having worksurfaces over with a sink unit inset. Built in electric oven and four ring gas hob with an extractor hood over, space and plumbing for an automatic washing machine, tiled flooring and a central heating radiator. Window, Velux and French door to the enclosed rear garden.

Basement

Cellar 13'4" x 12'1" (4.06m x 3.68m)

Good head height, a window, light and power points.

Workshop 14' x 10'2" (4.27m x 3.10m)

Light and power points.

First Floor Landing

Bedroom 2. 13'3" x 12'2" (4.04m x 3.71m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 14'4" x 7'9" (4.37m x 2.36m)

Window to the rear elevation and a central heating radiator.

House Bathroom

Fitted 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 flooring and splash backs, a central heating radiator and a window to the rear.

Second Floor

Bedroom 1. 18'8" x 12' (5.69m x 3.66m)

A lovely proportioned principle bedroom, light and airy having a dormer window to the front elevation and Velux windows to the rear. Eaves storage cupboards and two central heating radiators.



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Outside

To the front is a neat paved garden with a footpath to the front door and stone walling to the pavement edge. Moving around to the rear is a larger garden, enclosed with fencing and railings, together with a gate to the rear lane and a large timber shed which has power and light fitted.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Council Tax

Leeds City Council Tax Band C. 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 at various levels. 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.

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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Hamilton Terrace, Otley, LS21

Main House = 104.2 sq m / 1121 sq ft
 Cellar / Workshop = 32.4 sq m / 349 sq ft
 Limited Use Area(s) = 1.8 sq m / 19 sq ft
 Approximate Gross Internal Area = 138.4 sq m / 1489 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

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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