96 ALBION STREET, OTLEY LS21 1DA

Asking price £250,000

FEATURES

- Traditional Mid Terraced House Within A Highly Sought After Location
- Stylish Modern Appointed Kitchen And A Valuable Utility & WC
- Occasional Attic Room With A Staircase Access
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Sitting Room With Decorative Panelling And A Wood Burning Stove
- Striking Four Piece Bathroom With A Roll Top Bath & A Walk In Shower
- Large Basement Rooms Offering Potential To Develop / Create Additional Living Space (Subject To Gaining Planning And Regulations)
- Offered With The Advantage Of Having NO ONWARD CHAIN

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Beautifully Presented Mid Terraced House With No Onward Chain

Offered with the advantage of having NO ONWARD CHAIN, this delightful mid-terrace house, built around the early 1900's, and offers a perfect blend of character and modern living. Spanning an impressive 1,081 square feet in total, the property has undergone significant improvements in recent years, including a new roof, complete re-wiring, and a brand-new central heating system, modern kitchen and bathroom ensuring comfort and peace of mind for its new owners.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the beautifully designed modern kitchen, which features a valuable utility area off and a convenient WC to the ground floor. This space is perfect for both cooking and entertaining, allowing for a seamless flow between the kitchen and the reception area. To the first floor is a striking four-piece bathroom, complete with a luxurious roll-top bath and a walk in shower, adding a touch of elegance to the property. Large double bedroom with fitted wardrobes to one wall providing all the storage and hanging space you need. A staircase from the landing leads up to an occasional attic room.

One of the standout features of this home is the large basement, which has direct access to the garden. This versatile space presents an excellent opportunity to create additional living areas or a dedicated home office, subject to obtaining the necessary approvals.

The westerly facing garden at the rear is fully enclosed, providing a private sanctuary for relaxation and outdoor activities. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to own this beautifully improved home in a sought-after location.

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:

GROUND FLOOR

Sitting Room 13'4" x 13' (4.06m x 3.96m)
A lovely entrance to the house having a focal wood burning stove inset to the chimney breast, decorative panelling to the walls, ceiling cornicing and a central heating radiator. Window and door to the front elevation.

Kitchen 13'4" x 8'3" (4.06m x 2.51m)
Stylish modern appointed kitchen offering an excellent range of wall and base units having marble effect worksurfaces over and a sink unit inset. Built in electric oven and four ring gas hob. Attractive flooring, a traditional styled radiator and French doors to the rear.

Utility & Downstairs WC 7'2" x 4'7" (2.18m x 1.40m)
Fitted wall and base units having worksurfaces over and a sink unit inset. Space for a washer and a condensing tumble dryer, a central heating radiator and a low level wc. Complemented by fully tiled walls and flooring, together with a window to the rear.

BASEMENT ROOMS
Offering great potential to make additional living space or an ideal area to convert for those who work from home (subject to gaining the required approvals and regulations).

Room 1 10'7" x 8'3" (3.23m x 2.51m)
Window to the rear and a sink to the corner of the room. WC Off of this room

Room 2 7'6" x 5'3" (2.29m x 1.60m)
Windows and a door to the garden, together with the central heating boiler.

Room 3. 13' x 6'5" (3.96m x 1.96m)

Room 4. 13' max x 6'8" (3.96m max x 2.03m)

FIRST FLOOR

Landing
Built in cupboard and the staircase.

Bedroom 12'10" x 11'10" (3.91m x 3.61m)
Benefitting from built in wardrobes and cupboards to one wall providing excellent storage and hanging space. Central heating radiator and a window to the front elevation.

House Bathroom
A fabulous house bathroom having a roll top free standing bath, a corner shower cubicle, wash hand basin to a vanity unit and a low level wc. Complemented by tiled walls and flooring, a chrome central heated towel rail and a window to the rear.

TOP FLOOR

Occasional Room 13'4" x 11' max (4.06m x 3.35m max)
Having a pitched ceiling with a Velux styled window inset, and a central heating radiator.

OUTSIDE

Rear Garden
The property enjoys a fully enclosed garden to the rear which has a westerly aspect, ideal for the summer afternoons and early evening sunshine. Parking is on street.

Tenure & Services
Tenure: Freehold
All Mains Services Connected

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 - Medium
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. 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

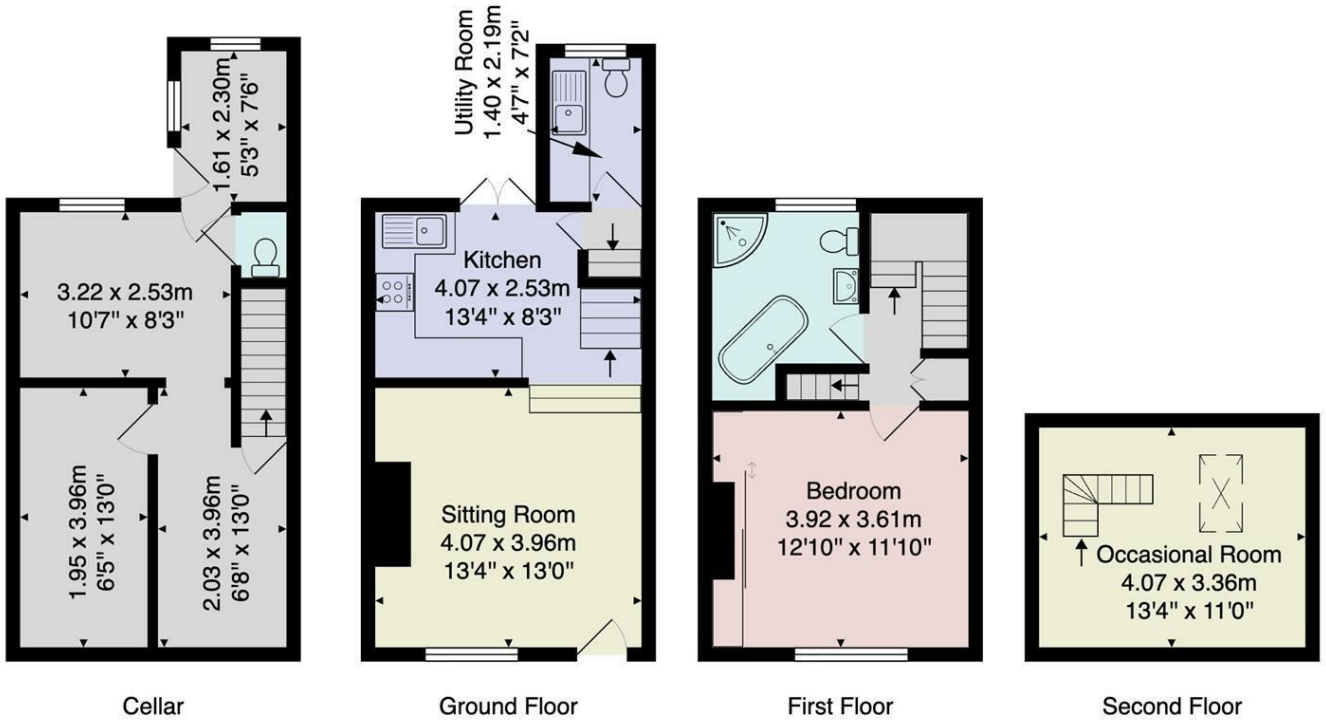
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.



Total Area: 101.1 m² ... 1088 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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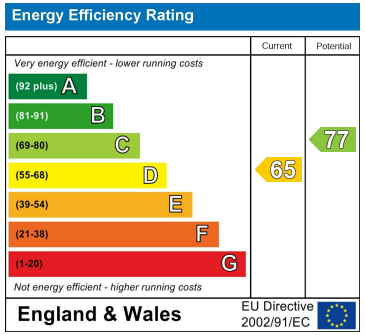

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Call us on 01943 889010
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www.shanklandbarraclough.co.uk

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