



# 22 MANOR STREET, OTLEY LS21 1AX

## Asking price £420,000

### FEATURES

- Attractive Stone Built Inner Terraced House Conveniently Located For The Town Centre
- Two Bathrooms, Both Fitted With Walk In Showers
- Pretty Cottage Gardens To The Front & Rear
- Located Within The Beautiful Otley Conservation Area
- Offering Four Double Bedrooms
- Two Reception Rooms (One With A Wood Burning Stove) And An Extended Kitchen
- Valuable Outhouse Store With Power
- Council Tax D / Tenure Freehold / EPC Rating D



# Attractive 4 Bedroom Stone Built Terraced House Close To The Town Centre

SUPERBLY LOCATED JUST A SHORT STROLL FROM THE TOWN CENTRE, THIS IS A PERFECT HOME FOR A GROWING FAMILY OFFERING FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, AN EXTENDED KITCHEN AND TWO BATHROOMS. NEAT COTTAGE GARDENS AND A LARGE STORE.

Attractive stone built terraced house, perfect for family living allowing space to grow, whilst also being opposite Garnetts playing fields and park, within easy walking distance of local schools and the excellent town centre amenities. Complemented by gas central heating and uPVC double glazing, the property briefly comprises an entrance hallway, sitting room, living / dining room and a well appointed extended kitchen to the ground floor. The first floor has two bedrooms, both with fitted wardrobes and the house bathroom fitted with a large walk in shower. Finally to the top floor there are two more bedrooms and a second bathroom, once again fitted with a walk in shower. Neat cottage gardens to the front and rear together with a valuable storage shed, also found to the rear. To arrange a viewing of this fine family home, 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

Via a composite outer door to the front elevation, central heating radiator and the staircase up to the first floor.

## Sitting Room 12'8" x 11'11" (3.86m x 3.63m)

Having deep moulded ceiling cornicing and picture rails around the room, focal fireplace with a gas fire inset, central heating radiator and a window to the front elevation.

## Living / Dining Room 13'1" x 12'6" (3.99m x 3.81m)

The perfect room for day to day living, offering a warming wood burning stove which is inset to the chimney breast, a central heating radiator, moulded cornice and delph style plate racks. Window and door to the adjoining kitchen.

## Kitchen 15'1" x 9'9" (4.60m x 2.97m)

Well appointed with a good number of fitted wall and base units having work surfaces over, a sink unit inset and tiled splash backs surrounding. Built in electric double oven and gas hob with an extractor hood over, plumbing for a washing machine, a built in dishwasher, central heating radiator and a deep under stairs storage cupboard, perfect for ironing boards etc. window looking over the rear garden area and a uPVC door to the rear porch.

## Rear Porch

uPVC windows and door to the rear garden.

## First Floor Landing

Central heating radiator and access to the following rooms:

## Bedroom 1. 15'8" max x 12'8" (4.78m max x 3.86m)

Built in wardrobes providing excellent storage and hanging space, painted floorboards, a central heating radiator and a window to the front elevation.

## Bedroom 2. 13'1" x 9'7" (3.99m x 2.92m)

Built in wardrobes, a central heating radiator and a window to the rear.

## First Floor Bathroom

Fitted with a three piece suite in white comprising a large walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled walls, a traditional styled radiator with a chrome heated towel rail extension and a window to the rear. Cupboard housing the central heating boiler.

## Second Floor Landing

Central heating radiator and a Velux window.

## Bedroom 3. 15'8" x 10'6" (4.78m x 3.20m)

Light and airy having a window and two Velux windows allowing excellent natural light. Central heating radiator.

## Bedroom 4. 9'11" x 10'2" (3.02m x 3.10m)

Velux window and a central heating radiator.



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### Second Floor Bathroom

Fitted with a three piece suite comprising a walk in shower cubicle with a glazed screen, a wash hand basin and a low level wc. Tiled walls and a heated towel rail.

### Outside

Small cottage garden to the front with stone walling having railings over and a matching gate. Moving around to the rear the garden enjoys a westerly aspect, perfect for the afternoon and early evening sunshine. Stone paved patio with stone walling and timber gating securely enclosing. The rear also offers a valuable outhouse store with power supplied.

### Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: On Street

### 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>

### Council Tax

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### 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](mailto: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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Ground Floor

First Floor

Second Floor

Total Area: 138.2 m<sup>2</sup> ... 1488 ft<sup>2</sup>

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		
(55-68) D	61	78
(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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