



**1A JENNETTS CRESCENT,
OTLEY
LS21 3EB**

Asking price £285,000

FEATURES

- Traditional Victorian
- Beautifully Presented
- Three Bedrooms
- Two Bathrooms
- Dining Kitchen
- Modernised
- EPC Rating D /
- Central Otley
- Freehold / Council
- Location
- Tax B



**SHANKLAND
BARRACLOUGH
ESTATE AGENTS**

Beautifully Presented 3 Bedroom 2 Bathroom End Terrace

Nestled in the charming area of Jennetts Crescent, Otley, this exquisite Victorian end terrace house offers a delightful blend of classic elegance and modern comfort. With its beautiful presentation and quality finish, this property is truly ready to move into, making it an ideal choice for families or professionals seeking a stylish home.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed kitchen complements the living spaces, providing a warm and inviting atmosphere. With three generously sized bedrooms, there is ample room for relaxation and personal space, ensuring everyone can find their own sanctuary.

The property features two bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy. The central location of this home means that you are just a stone's throw away from local amenities, schools, and parks, making it an excellent choice for those who appreciate the vibrancy of community life.

This Victorian gem combines period charm with modern living, making it a rare find in today's market. Whether you are looking to settle down or invest in a property with character, this home on Jennetts Crescent is not to be missed. Come and experience the warmth and charm of this lovely house, where you can create lasting memories for years to come.

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Conservatory 11'5" x 5'9" (3.48m x 1.75m)

A bright and welcoming entrance to this lovely home, with tiled flooring, fitted cupboard, and glazed doors to the sitting room.

Sitting Room 12'9" x 12'4" (3.89m x 3.76m)

A wonderfully cosy sitting room with a striking large stone fireplace with log burning stove. Useful understairs cupboard.

Dining Kitchen 11'2" x 9'3" (3.40m x 2.82m)

Fitted in 2023, a stylish and practical kitchen with integrated appliances including fridge freezer, dishwasher, induction hob, electric oven & microwave, washer dryer, and useful pull-out larder cupboard. Windows to the side and rear.

First Floor

Bedroom 9'4" x 7'8" (2.84m x 2.34m)

Currently used as an office space, with a window to the front elevation and cupboard housing the boiler.

Bathroom

A smart house bathroom fitted with a white suite comprising a panelled bath with shower over, low suite wc, and pedestal wash basin. Part tiled walls, heated towel rail and window to the side.

Second Floor

Landing

With fitted store cupboard and shelving.

Bedroom 12'9" x 10'2" (3.89m x 3.10m)

A peaceful bedroom with window to the front, decorative cast iron fireplace and picture rail.

Third Floor



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Bedroom 12'9" x 12'4" (3.89m x 3.76m)

A further good sized double bedroom with attractive exposed beams and fitted storage and dressing table, with further concealed storage behind.

En Suite

With a large walk-in shower, vanity unit with low suite wc and basin, fitted shelving and window to the side.

Outside

The property enjoys a lovely position with a stone flagged courtyard garden.

Tenure, Services And Parking

Tenure: Freehold - please note there is an area of flying freehold.

All Mains Services Connected

Parking: On Street, no permit required

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

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.

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



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

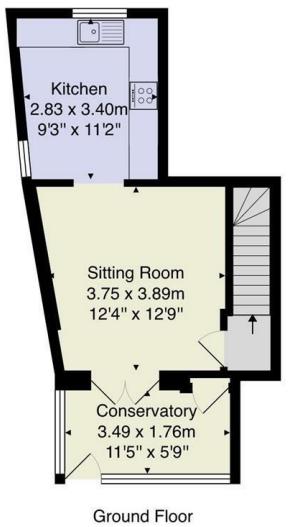
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

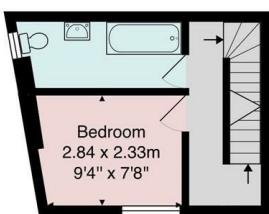
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



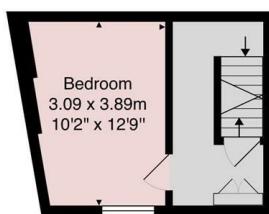
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor



Second Floor



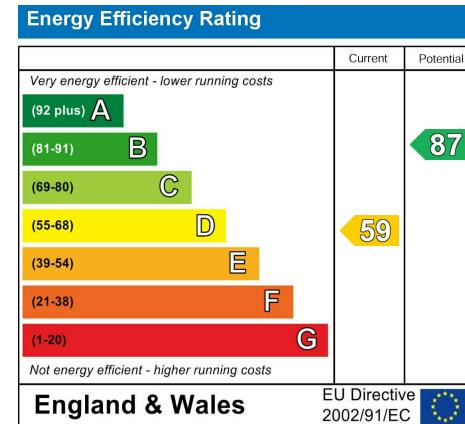
Third Floor

Total Area: 95.8 m² ... 1031 ft²

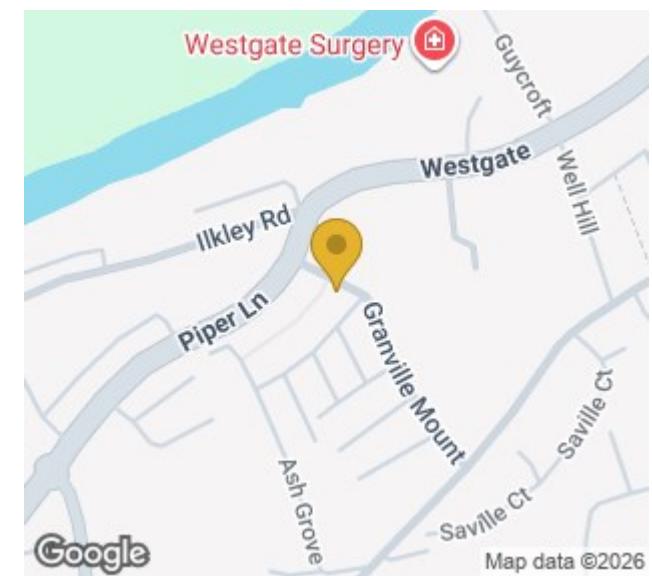
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



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
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

SHANKLAND
 BARRACLOUGH
 ESTATE AGENTS