



# 19 HAMILTON TERRACE, OTLEY LS21 1AN

**Asking price £325,000**

## FEATURES

- Highly Attractive Stone Built Victorian Terraced House
- Two Character Reception Rooms And A Breakfast Kitchen
- Useful Basement Cellar
- Easy Walking Distance Of The Town Centre, Riverside Walks & The Local Schools
- Three Good Sized Bedrooms And Two Bathrooms
- Focal Fireplaces, Focal Range To The Dining Room & Wood Burning Stove To The Sitting Room
- Neat Gardens To The Front And Fully Enclosed Rear
- EPC Rating D / Tenure Freehold / Council Tax Band C



# 3 Bedroom House - Mid Terrace located in Otley

Located within the highly sought after area of Hamilton Terrace, Otley, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. Spanning an impressive 1127 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The dining room features a lovely range, adding a touch of elegance, while the sitting room is warmed by a cosy wood-burning stove, creating a welcoming atmosphere for family gatherings. The kitchen has been extended to create a lovely breakfast kitchen with French doors to the enclosed rear garden.

With three well-proportioned bedrooms and two bathrooms, this home is perfectly suited for families seeking comfort and convenience. The location is particularly appealing, as it is just a short stroll from the vibrant town centre, where you will find an excellent array of amenities to cater to your everyday needs.

For those who enjoy the outdoors, the property is within easy walking distance of the local park and picturesque riverside walks, providing ample opportunities for leisure and recreation. Additionally, families will appreciate the proximity to outstanding educational institutions, including the highly regarded Prince Henry's Grammar School.

This property not only offers a wonderful living space but also a lifestyle enriched by its surroundings. With its lovely character features and prime location, this home is a rare find in the heart of Otley. Don't miss the chance to make it your own.

To arrange your viewing of this fine home, 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:

## Entrance Hallway

Via an outer door to the front elevation with two glazed windows inset, a central heating radiator, oak flooring and the staircase to the first floor.

## Sitting Room 12'3" x 10'1" (3.73m x 3.07m)

A lovely sitting room having oak flooring, a feature wood burning stove inset to the chimney breast, a window to the front elevation and original moulded ceiling cornicing. Oak beamed archway opens into the dining room.

## Dining Room 14'7" x 10'8" (4.45m x 3.25m)

Having a continuation of the oak flooring through from the sitting room, the dining room has a feature focal range inset to the chimney breast and a central heating radiator.

## Breakfast Kitchen 12'2" x 8'10" (3.71m x 2.69m)

The perfect area to start the day having space for a table and French doors looking out over and leading to the enclosed rear garden, this breakfast kitchen offers a good range of fitted units having worksurfaces over and a sink unit inset. Space for a range style cooker and a washing machine. Tall central heating radiator, a window and a Velux for additional natural light.

## Basement Cellar 13'4" x 12'3" (4.06m x 3.73m)

A very useful area having light and power.

## First Floor Landing

With access to the following rooms:

## Bedroom 2. 13'3" x 12'3" (4.04m x 3.73m)

Stripped and polished floorboards, a focal fireplace to the chimney breast, a central heating radiator and a window to the front elevation.

## Bedroom 3. 14'4" x 7'8" (4.37m x 2.34m)

Focal fireplace to the chimney breast, a window to the rear elevation and a central heating radiator.

## House Bathroom

Fitted with a white three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Complemented by tiled walls and flooring, a central heating radiator and a window to the rear elevation.

## Second Floor

## Bedroom 1. 13'10" x 12' (4.22m x 3.66m)

Light and airy principal bedroom having a window to the front elevation and a central heating radiator.

## En-Suite

Fitted with a three piece suite comprising a shower cubicle, a wash hand basin and a low level wc. Complemented by tiled flooring and splash backs. Central heating radiator and a window to the rear.

## Outside

The property enjoys neat gardens to the front and a larger area to the rear, which is fully enclosed for all the family and pets to enjoy.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Otley Conservation Area



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Council Tax

Leeds City Council Tax Band C. 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.

### 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](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

### 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### 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

## Hamilton Terrace, Otley, LS21

Main House = 104.7 sq m / 1127 sq ft

Cellar = 17.8 sq m / 191 sq ft

Limited Use Area = 5.1 sq m / 55 sq ft

Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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**  
**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**  
**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

