



49 NORTH STREET, OTLEY LS21 1AH

Asking price £350,000

FEATURES

- A Stunning Three Double Bedroomed Stone Built Terraced House
- Attractive Westerly Facing Fully Enclosed Garden To The Rear
- Superbly Appointed Modern Kitchen With Integrated Appliances
- Sitting Room With A Warming Wood Burning Stove
- A Snug And Valuable Utility Room To The Lower Ground Floor
- Stunning House Bathroom And An En-Suite To The Principle Bedroom
- Great Central Location Just A Few Minutes Walk From All The Amenities & Shops
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

Centrally located in the sought after town of Otley, this delightful mid-terrace Victorian house, built around 1896, offers a perfect blend of period features and modern living. As you step inside, you are welcomed into a bright and airy sitting room, adorned with elegant plantation shutters and a cosy wood-burning stove that serves as a lovely focal point. This inviting space flows seamlessly into a fabulous open-plan dining kitchen, which is thoughtfully appointed with integrated appliances, making it ideal for both entertaining and everyday family life.

The lower ground floor presents a versatile snug room, perfect for relaxation or as a play area, alongside a practical utility room and a hallway that leads directly to the rear garden, enhancing the home's connection to outdoor living.

The property boasts three well-proportioned double bedrooms, including a principal bedroom that features fitted wardrobes and a stylish modern en-suite bathroom, complete with a walk-in shower for added convenience. Additionally, a recently fitted house bathroom showcase a stunning three piece suite including a spacious walk-in shower with a glazed screen, ensuring comfort for all residents.

Externally there is a lovely proportioned and fully enclosed garden to the rear that enjoys a westerly aspect, ideal for those summer days and early evening sunshine.

This home is not only a testament to Victorian architecture but also a sanctuary of modern amenities, making it an ideal choice for families or professionals seeking a blend of character and contemporary living in the heart of Otley.

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:

GROUND FLOOR

Sitting Room 13' x 11'3" (3.96m x 3.43m)

A lovely light and airy reception room having a smart modern composite outer door and a window with

plantation shutters fitted to the front elevation. Focal fireplace with a warming wood burning stove inset and with built in storage to both alcoves. Attractive moulded ceiling cornice and a central heating radiator. Open plan through to the dining kitchen.

Dining Kitchen 14'6" x 12'8" max (4.42m x 3.86m max)

A fabulous entertaining and sociable kitchen, very well appointed with an excellent range of kitchen units having worksurfaces over and a sink unit inset. The kitchen includes integrated appliances such as a fridge-freezer, a dishwasher, an oven, a microwave oven and hob with extractor hood over. Staircase to the first floor, a window and a composite door to the rear garden.

LOWER GROUND FLOOR

Hallway

Having a half glazed door that leads to a few steps that open into the rear garden. Central heating radiator.

Snug 12'9" x 10'9" (3.89m x 3.28m)

With built in storage cupboards which also house the gas meter, fuse box and the electric meter. Central heating radiator and a window to the front window well.

Utility Room 11'1" x 7'1" (3.38m x 2.16m)

A valuable area that the owners have a washing machine and a condensing tumble dryer in situ, with worksurfaces over and a central heating radiator.

Wash Room

Having a wash hand basin and a central heating radiator.

FIRST FLOOR

Landing

Having a cupboard that houses the central heating boiler, a central heating radiator and access to the following rooms:

Bedroom 1. 12' x 11'4" (3.66m x 3.45m)

With built in mirror fronted wardrobes to one wall, a central heating radiator and a window to the front elevation.

En-Suite

Fitted with a smart three piece suite that includes a large walk in shower with a glazed screen, a wash hand basin and a low level wc. Complemented by tiled flooring and splash backs to the walls, an extractor fan and a central heated towel rail.

House Bathroom

Recently updated with a stylish modern three piece suite that includes a large walk in shower with a glazed screen, a wash hand basin and a wc to a vanity unit, tiled walls, an extractor and a heated towel rail. Window to the rear.

SECOND FLOOR



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Bedroom 2. 13'1" x 9'8" (3.99m x 2.95m)

Dormer window and a central heating radiator.

Bedroom 3. 10'2" x 10'1" (3.10m x 3.07m)

Dormer window and a central heating radiator.

Gardens

The property enjoys a lovely westerly facing garden, fully enclosed by fencing together with a stone outhouse for storage. The garden is stocked with a lovely selection of plants, shrubs and fruit trees, providing a calm and peaceful area in which to relax. Beyond the garden is a rear lane providing access for the row, which could allow parking at the property by adding gates to the rear as many of the surrounding homes have done, thus giving you your own off road parking. Parking can also be found to the front on the street.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located With The Beautiful Otley Conservation Area

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 1800 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 - 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.



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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.

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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North Street, Otley, LS21

Main = 118.7 sq m / 1278 sq ft
 Limited Use Area = 9.8 sq m / 105 sq ft
 Total = 128.5 sq m / 1383 sq ft

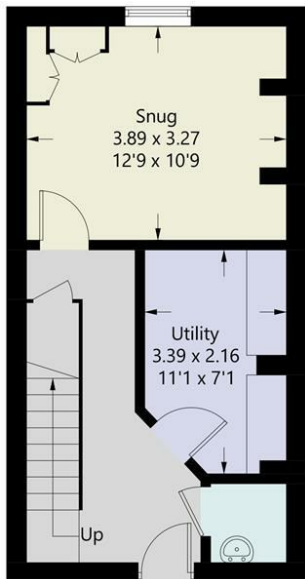


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

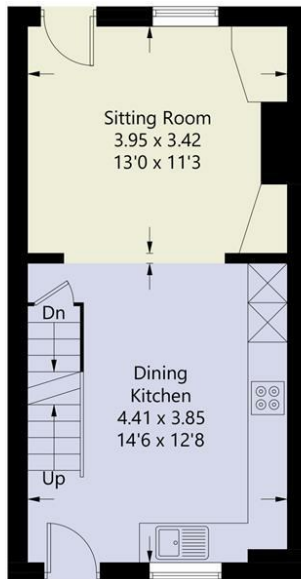
78

68

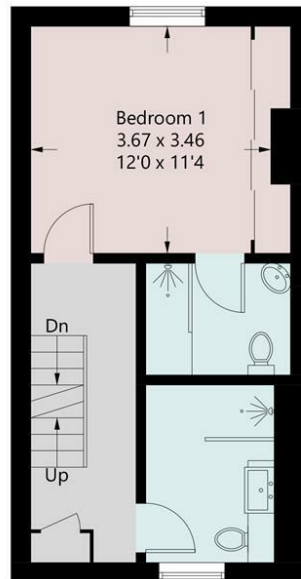
= Reduced headroom below 1.5m / 5'0"



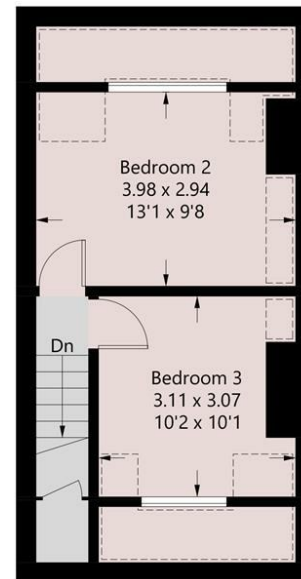
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



T: Call us on 01943 889010
 E: info@shanklandbarracrough.co.uk
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