7 CROSSGATE, OTLEY LS21 1AA

Asking price £200,000

FEATURES

- Centrally Located Two Bedroomed Semi Detached Cottage
- Dining Kitchen With Direct Access To The Enclosed Rear Garden
- Modern Electric Radiators And Sealed Unit Double Glazing
- Located Within The Beautiful Otley Conservation Area
- Sitting Room With A Wood Burning Stove And Stone Flagged Flooring
- Smart Modern Bathroom With A Large Walk In Shower
- Attractive Fully Enclosed Garden To The Rear
- Council Tax Band B / Tenure Freehold

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SHANKLAND BARRACLOUGH ESTATE AGENTS

2 Bedroomed Semi Detached Cottage In The Heart Of Otley

Centrally located this delightful two bedroomed Victorian end terrace house offers a perfect blend of character and modern living. Spanning 571 square feet, the property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for couples or small families.

Upon entering, you are welcomed into a cosy sitting room, complete with a focal fireplace that houses a warming wood-burning stove, perfect for those chilly evenings. The inviting atmosphere is enhanced by the tasteful decor, creating a space that is both comfortable and stylish.

The heart of the home is undoubtedly the dining kitchen, which opens seamlessly to a fully enclosed rear garden. This outdoor space provides a private retreat for relaxation or entertaining, allowing you to enjoy the fresh air right at your doorstep.

The modern bathroom is fitted with a smart three-piece suite, featuring a spacious walk-in shower that adds a touch of luxury to your daily routine. Additionally, the property benefits from modern electric radiators, ensuring warmth and comfort throughout the seasons.

Conveniently located in the heart of Otley, this home is just a stone's throw away from a variety of excellent amenities and facilities, including shops, cafes, and parks. This prime location not only offers convenience but also a vibrant community atmosphere.

In summary, this Victorian end terrace house in Crossgate presents a wonderful opportunity for those seeking a charming home in a desirable location. With its blend of modern comforts and traditional features, it is sure to appeal to a wide range of buyers.

To arrange your viewing of this conveniently located 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 ELECTRIC RADIATORS, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Sitting Room 12'10" x 12'9" (3.91m x 3.89m)
A lovely welcoming sitting room having feature stone flagged flooring and a focal fireplace with a wood burning stove inset. Window and door to the front elevation.

Dining Kitchen 12'4" x 9'6" (3.76m x 2.90m)
Fitted kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and hob, space and plumbing for a washer. Electric radiator, pantry cupboard, a window and door to the enclosed rear garden.

First Floor Landing
With access to the following rooms:

Bedroom 1. 12'5" x 11' (3.78m x 3.35m)
Built in storage cupboard, a focal fireplace to the chimney breast, an electric radiator and a window to the front elevation.

Bedroom 2. 12'6" x 6'10" (3.81m x 2.08m)
Electric radiator and a window to the rear elevation.

Bathroom
Fitted with a modern three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level w.c. Extractor fan and a window to the side elevation.

Garden
The property benefits from having a very pleasant stone flagged garden to the rear, with a timber shed and being fully enclosed by fencing.

Tenure, Services And Parking
Tenure: Freehold
Services: Mains Electric & Water. No Gas.
Parking: On Street Nearby
Located Within The Beautiful Otley Conservation Area

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 - 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

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. 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.

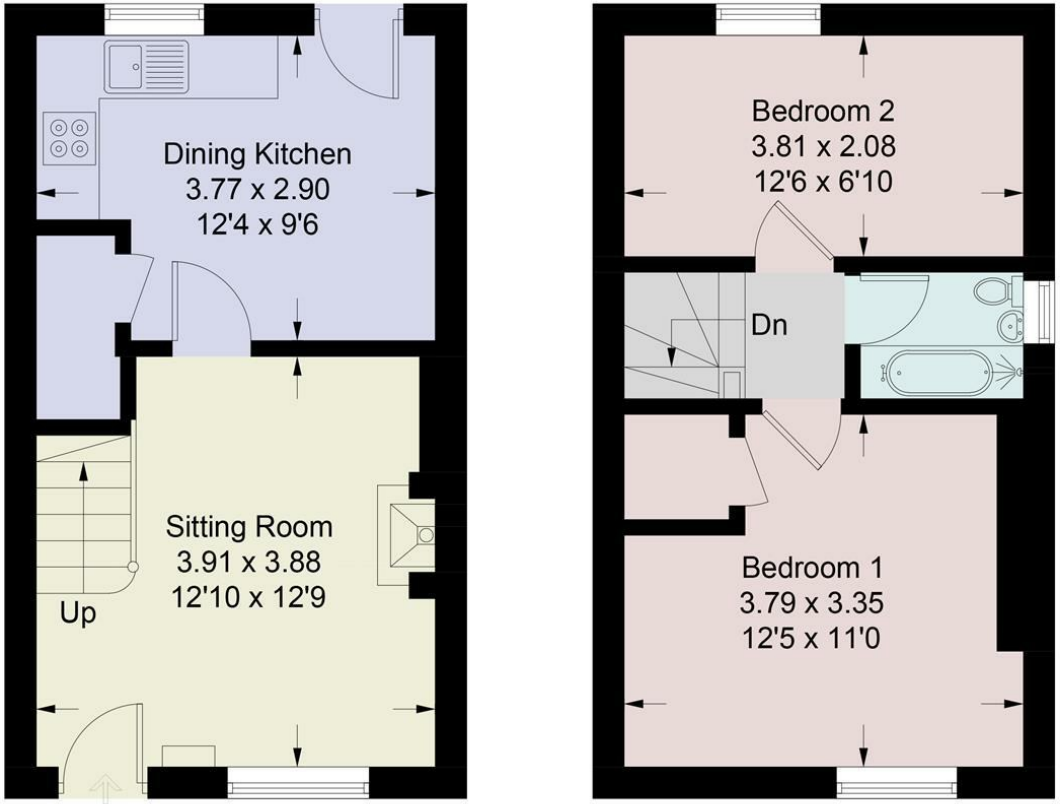
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

Crossgate, Otley, LS21

Approximate Gross Internal Area = 53.1 sq m / 571 sq ft



Ground Floor **First Floor**

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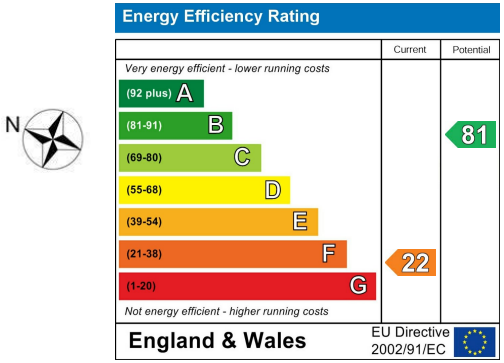
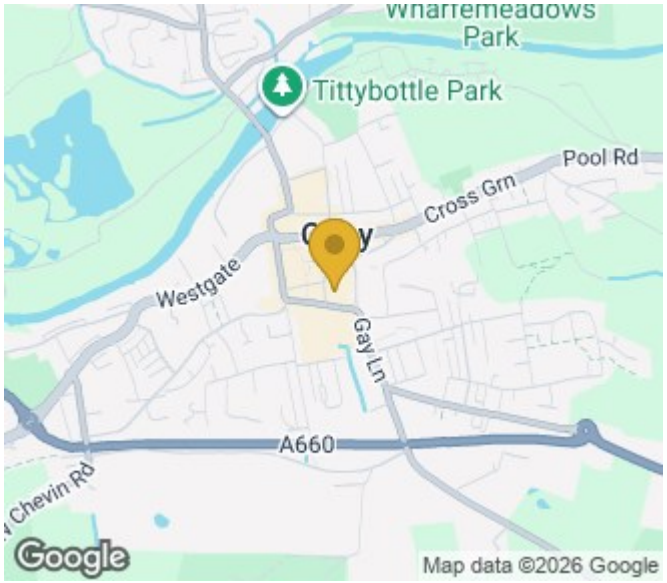


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



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