



# 1 EAST VIEW TERRACE, OTLEY LS21 1JN

## Asking price £650,000

### FEATURES

- Imposing 6 Bedroomed Victorian Stone Built End Terraced House
- Two Large Bay Windowed Reception Rooms With Focal Fireplaces
- Smartly Appointed Dining Kitchen, A Utility Room And A Boot Room
- Large Basement Cellars Creating An Ideal Workshop / Storage Area
- Three Smartly Appointed Modern Bathrooms Including An En-Suite To The Guest Room
- Large Wrap Around Gardens With A Predominately Southerly Direction, Gated Parking And A Garage
- EPC Rating D / Tenure Freehold / Council Tax Band E
- Offered With The Advantage Of Having NO ONWARD CHAIN



# Stunning 6 Bedroomed Victorian House In The Heart Of Otley

Conveniently located in the charming locale of East View Terrace, Otley, this exceptional Victorian end terrace house presents a rare opportunity for discerning buyers. Spanning an impressive 2,787 square feet, this property boasts an abundance of space, making it an ideal home for a growing family or those seeking multi-generational living arrangements.

With six well-proportioned bedrooms and three bathrooms, the accommodation is both generous and versatile, ensuring comfort for all. The two reception rooms and the superbly appointed dining kitchen provide ample space for relaxation and entertaining, while the large workshop basement below offers potential for various uses, whether it be a creative area or additional storage.

This home retains many fine character features that reflect its Victorian heritage, yet it has been sympathetically modernised to meet the needs of contemporary living. The property is offered with the advantage of having no onward chain, allowing for a smooth transition into your new home.

The gardens that wrap around the house enjoy a delightful southerly aspect, providing a perfect setting for outdoor enjoyment. Additionally, the gated parking and a garage enhance the convenience of this splendid residence.

In summary, this end terrace house on East View Terrace is a remarkable find, combining historical charm with modern amenities, all within a welcoming community. Do not miss the chance to make this splendid property your new home.

Viewings are strictly by appointment, which can be arranged via Shankland Barraclough Estate Agents in Otley. Call, email us or nip in to see us at 26 Kirkgate to arrange your exclusive visit.

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:

### Entrance Hallway

A fantastic entrance into this fine period home, the entrance hallway has beautiful moulded ceiling cornicing, oak flooring, a central heating radiator and an elegant staircase to the first floor.

### Downstairs WC

Fitted with a two piece suite including a wash hand basin and a low level w.c. Central heating radiator and a window

### Sitting Room 16' x 9'11 (4.88m x 3.02m)

A most fabulous and elegant reception room with a feature squared bay window that looks out over the gardens, stripped and polished floorboards, picture rails, deep moulded ceiling cornicing and a ceiling rose. Focal marble fireplace to the chimney breast with a warming wood burning stove inset and a central heating radiator.

### Family Room 15'1" x 13'11" (4.60m x 4.24m)

Another most impressive reception room having a focal open fire to a wonderful Victorian surround, stripped and polished floorboards, deep moulded ceiling cornicing and rose. A lovely bay window looking over the front garden area and a central heating radiator.

### Dining Kitchen 15'4" x 10'10" (4.67m x 3.30m)

Fitted with a good range of wall and base units having composite work surfaces over and a sink unit inset. The kitchen includes a freestanding range style cooker, inset to the chimney breast, an integrated dishwasher, and fridge. Two windows looking out over the cobbled alfresco dining area, oak flooring and a central heating radiator.

### Utility Room 11'2" x 8'11" (3.40m x 2.72m)

The utility room adjoins the boot room and the dining kitchen, making an ideal laundry area. Fitted kitchen storage units having solid wooden worksurfaces over and a sink inset. Space and plumbing for both a washing machine and a dryer, practical tiled flooring, a central heating radiator and windows looking over the garden.

### Boot Room 11'2" x 5'5" (3.40m x 1.65m)

Having windows and doors to the gardens, this is the ideal area to enter the house, kick off those muddy boots and wet coats. Lovely Yorkshire stone flagged flooring and an exposed stone wall, together with a central heating radiator and built in storage.

### Basement

A large basement sits below the property comprising of four sections with light and power, stone flagged flooring and a door that gives access to the garden. This is the perfect workshop / storage area.

### First Floor Landing

Providing access to the following rooms:

### Bedroom 1. 15'3" x 13'11" (4.65m x 4.24m)

Light and airy having dual aspect windows, a lovely focal Victorian fireplace to the chimney breast with hand built wardrobes to the alcoves either side providing excellent hanging and storage space. Moulded ceiling cornicing complements the decorations. Central heating radiator.

### Bedroom 2. 15'1" x 10'10" (4.60m x 3.30m)

Another good sized double bedroom having a focal fireplace to the chimney breast, moulded ceiling cornicing and a window to the rear.

### Bedroom 3. 13'1" x 12'4" (3.99m x 3.76m)

An ideal guest bedroom as it has its own en-suite, this bedroom has moulded ceiling cornicing, a central heating radiator and a window looking over the gardens.

### En-Suite To Bedroom 3.

Fitted with a smart three piece suite in white comprising a walk in shower with a glazed screen, a wash hand basin and a low level w.c.

### House Bathroom

Smart modern appointed house bathroom, complemented by fully tiled walls and flooring. Panelled bath with a shower and a screen over, a wash hand bowl to a vanity unit with an illuminated mirror over and a low level wc. Chrome central heated towel rail and a window.

### Second Floor Landing

Having a skylight window throwing natural light into the hallway and the staircase.

### Bedroom 4. 15' x 13'11 (4.57m x 4.24m)

Light and airy having a window to the front and a Velux styled window to the pitched ceiling. Central heating radiator.



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**Bedroom 5. 15'1" x 10'10" (4.60m x 3.30m)**

Having built in sliding front wardrobes, a window over looking the gardens and two additional Velux styled windows to the pitched ceiling. Central heating radiator.

**Bedroom 6 or Home Office 10'3" x 10'8" (3.12m x 3.25m)**

Velux styled window to the pitched ceiling and a central heating radiator.

**Shower Room & WC**

Smartly appointed with a modern three piece suite complemented by fully tiled walls and flooring and comprising a shower, wall hung wash hand basin and a low level w.c. Velux styled window to the pitched ceiling.

**Outside**

One of the features of this property is the excellent proportioned gardens that wrap around this fine home. The gardens enjoy a predominately southerly direction, with a lovely mix of private patio areas, large lawned gardens, beautifully stocked shrubbed borders and terraced area, along with superb covered entertaining area with a built in Barbeque and a wood fired Pizza Oven. Double gates led to a gravelled driveway providing secure off road parking to the house, together with a single garage (17'7" x 8'7") which has power supplied.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Garage & Private Driveway

The property is located within the beautiful Otley Conservation Area.

**Council Tax**

Leeds City Council Tax Band E. 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. 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



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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**

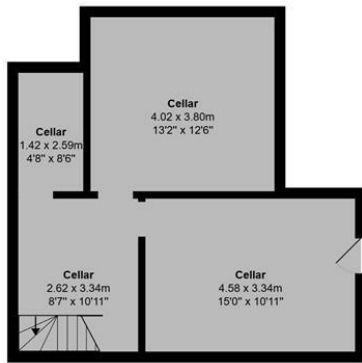
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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. There is an historical right of access (the old cart lane that is no longer in use) through part of the garden exclusively for the residents at East View Terrace and their trades people to allow building maintenance etc to the row. 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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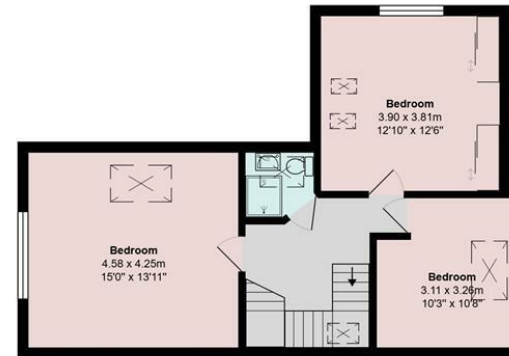
Lower Ground Floor



First Floor



Ground Floor



Second Floor

Total Area: 269.0 m<sup>2</sup> ... 2895 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			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.



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