



103 ALBION STREET, OTLEY LS21 1DA

Asking price £250,000

FEATURES

- Highly Attractive And Very Well Presented Two Bedroomed Terraced House
- Double Glazed Sash Windows With Plantation Shutters To The Front Elevation
- Useful Basement Providing An Ideal Utility Area
- Within Easy Walking Distance Of The Town Centre Amenities
- Stylish Modern Appointed Kitchen With Integrated Appliances Included
- Striking Modern Fully Tiled Shower Room
- Neat Gardens Fully Enclosed, Ideal For All The Family And Pets
- EPC Rating D / Tenure Freehold / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom House - Mid Terrace located in Otley

Truly worthy of an internal viewing to be fully appreciated, this delightful house on Albion Street offers a perfect blend of modern living and classic elegance. The property boasts attractive sash double glazed front windows, adorned with plantation-style shutters that enhance its character while providing excellent insulation and light control.

Step inside to discover a smartly appointed kitchen, complete with built-in appliances, making it an ideal space for culinary enthusiasts. The stylish modern bathroom features a convenient step-in shower, ensuring both comfort and practicality for everyday use. Throughout the home, you will find beautifully decorated interiors that create a warm and inviting atmosphere, allowing you to move straight in without the need for any immediate renovations.

The property also benefits from a neat, fully enclosed garden to the rear, providing a private outdoor space perfect for relaxation or entertaining guests. Additionally, its prime location means you are within easy walking distance of the town centre, where you can enjoy a variety of amenities, shops, and local attractions.

This house is not just a property; it is a home that offers a wonderful lifestyle in a vibrant community. Whether you are a first-time buyer or looking to downsize, this residence is sure to impress with its charm and convenience. Do not miss the opportunity to make this lovely house your new home. To arrange your viewing, 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:

Sitting Room 13'11" x 12'6" (4.24m x 3.81m)

Via a stylish composite outer door with light over, a sash window to the front elevation with

plantation shutters fitted, attractive wood flooring, central heating radiator and a wooden mantelpiece to the chimney breast.

Kitchen 13'11" x 8'8" (4.24m x 2.64m)

A stylish modern kitchen with base and wall units, housing integrated appliances including microwave, eye level oven, induction hob, space for an American style fridge freezer and plumbing for a dishwasher. Composite sink with mixer tap, tiled splashbacks, a central heating radiator, half glazed composite door and a window to the rear garden.

Basement

Utility Area 13'5" x 8'3" (4.09m x 2.51m)

A very useful basement utility room with window and door to the rear, plumbing for a washing machine and light and power.

Cellar 12'11" x 6'2" (3.94m x 1.88m)

With light point.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'6" x 13'11" (3.81m x 4.24m)

A lovely sized master bedroom with exposed painted brick fireplace with wooden surround, and a hand built double wardrobe to the alcove. Sash window to the front elevation with plantation shutters fitted, and access to the loft space via a pull down ladder.

Bedroom 2. 11'7" x 7'11" (3.53m x 2.41m)

Window looking over the rear garden and a central heating radiator.

Shower Room

A very smart shower room housing a corner shower, pedestal wash basin, low suite wc, and heated towel rail. Tiled walls and flooring and window to the rear.

Garden

To the rear of the property is a beautifully landscaped enclosed garden with stone flagged patio, lawn, and borders, making an ideal entertaining space and well enclosed for pets and children.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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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.

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 - 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>

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.

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



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Offer Acceptance & AML Regulations

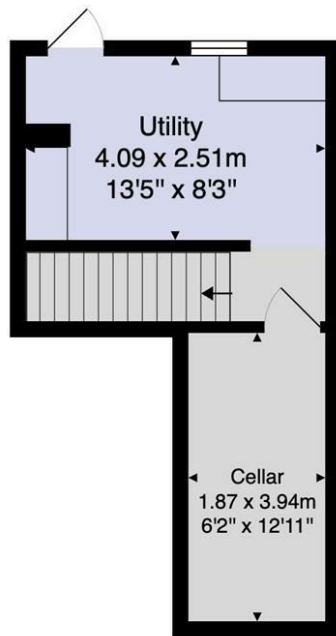
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

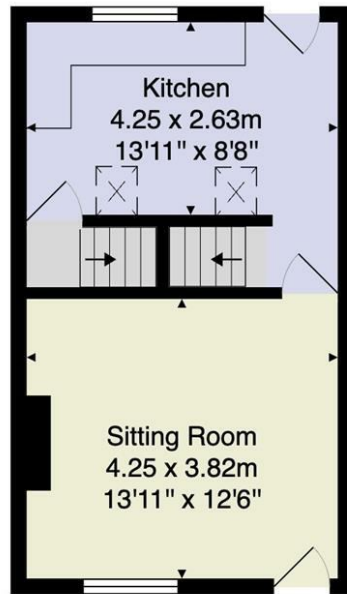
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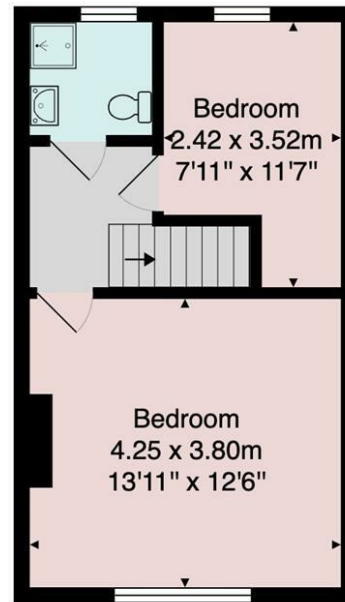
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Lower Ground Floor



Ground Floor






First Floor

Total Area: 87.6 m² ... 943 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.

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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 

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

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W: www.shanklandbarracrough.co.uk

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