



12 WESLEY STREET, OTLEY LS21 1AZ

Asking price £290,000

FEATURES

- Spacious Duplex Maisonette In The Heart Of Otley
- Three Double Bedroom With The Master Having An En-Suite Shower Room
- Fitted Kitchen, Adjoining Dining Area & Useful Utility
- Modern Living With Terrific Character Features
- Ideal Opportunity For A Variety Of Buyers
- Superb Light & Airy Sitting Room With Access Onto Balcony
- Further House Bathroom & Separate W.C
- Lower Ground Floor Cellar With Potential To Convert
- Tenure Leasehold / Council Tax Band D / EPC Rating D
- Easy Walking Distance Of Amenities & Transport Links



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Spacious Duplex Maisonette With Balcony In The Centre Of Otley

Situated in the heart of the charming town of Otley, this delightful duplex maisonette on Wesley Street offers a perfect blend of comfort and style. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The maisonette boasts three generously sized bedrooms to the ground floor, making it an ideal home for couples, families or those seeking extra space for guests or a home office. The two bathrooms add convenience and privacy, catering to the needs of busy households.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, cafes, and parks, all within a short stroll. The picturesque surroundings of Otley provide a lovely backdrop for leisurely walks and outdoor activities.

This property is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location.

To arrange a viewing contact Shankland Barraclough Estate Agents on Otley.

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Communal Entrance Area

With access to one other apartment.

Entrance Hall

With laminate flooring, radiator and stairs up to the first floor with understairs cupboard.

Bedroom 1. 13'5" x 12'0" (4.09m x 3.66m)

A spacious double bedroom with radiator and large window with stained glass to the side elevation.

En-Suite Shower Room

With a three piece suite comprising a tiled shower stall, low suite w.c and pedestal wash hand basin. Part tiled walls and tiled floor.

Bedroom 2. 14'3" x 9'7" (4.34m x 2.92m)

Double bedroom with radiator and enjoying a dual aspect with large windows with stained glass to the front and side elevation.

Bedroom 3. 14'3" x 9'6" (4.34m x 2.90m)

A third double bedroom with radiator and large window with stained glass to the side elevation.

Bathroom

With a four piece suite comprising a tiled shower stall with electric shower, low suite w.c, pedestal wash hand basin and panelled bath. Radiator and tiled floor.

First Floor

Landing

With laminate flooring, radiator, entry phone system and feature stained glass window.

Cloakroom

Having a low suite w.c and pedestal wash hand basin.

Sitting Room 24'6" x 19'4" (7.47m x 5.89m)

A stunning light and airy room enjoying a dual aspect with stained glass window to both the side and rear elevation. Oak flooring, radiator and French doors out to the balcony which provides a delightful outside space.

Dining Room 16'0" x 8'0" (4.88m x 2.44m)

Situated adjoining the kitchen providing an excellent space to entertain having a tiled floor, radiator and window to the rear elevation.

Kitchen 10'10" x 7'4" (3.30m x 2.24m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including a fridge and freezer and electric oven with a four ring gas hob having a stainless steel hood over. Plumbing for a slimline dishwasher, tiled floor and recessed spotlights.

Utility Room 9'5" x 4'2" (2.87m x 1.27m)

A useful space with plumbing for an automatic washing machine and providing valuable storage.

Outside

Balcony

Accessed from the sitting room there is a private balcony which is an ideal space to enjoy on a summers evening.



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Previous Listed Building Application

The property has a previous listed building application for internal and external alterations which was submitted in August 2013 (application number 13/03621/LI) The permission that was approved was to convert the cellar into a habitable living space with the inclusion of an additional staircase. Copies of the plans can be seen on Leeds City Councils web site or if you would like paper copies please do let us know and we can provide those for you.

Tenure, Services & Parking

Tenure: Leasehold, 999 years from the 25/04/2002 so approximately 975 years remaining. The Freehold is owned by the residents under Grosvenor House Management Company where each resident has a 25% share.

Service Charge & Ground Rent: £100 per calendar month which covers the annual buildings insurance and window cleaning.

All Mains Services Connected

Located Within The Beautiful Otley Conservation Area.

Parking: The current owners have residents permits for a parking space in each of the council car parks on North Parade and Courthouse Street that will be transferred to the new owners.

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>

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>

Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.



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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

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.

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.

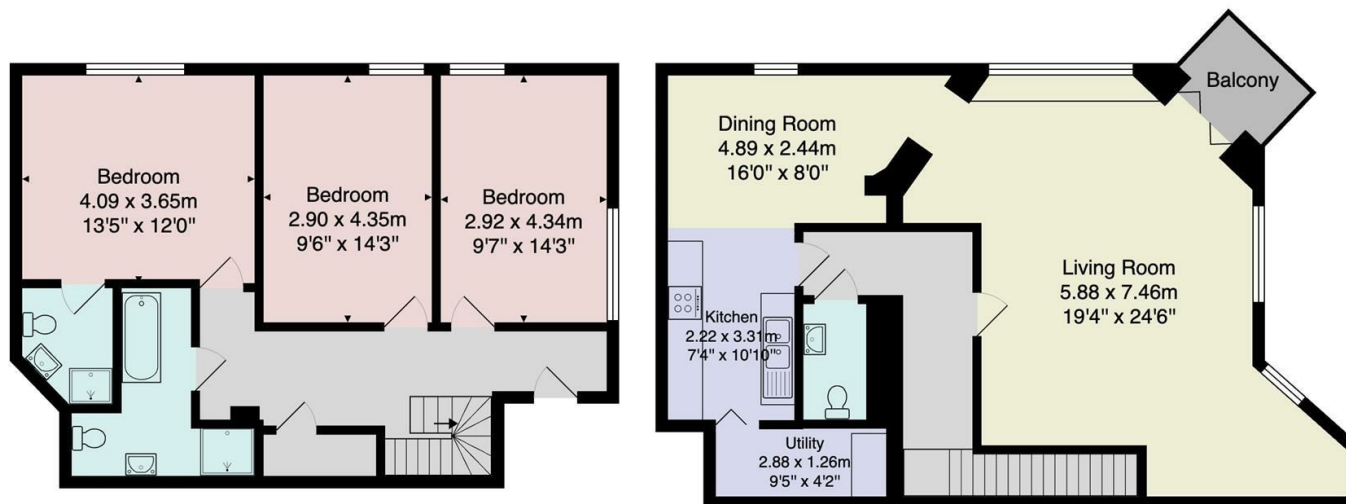
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Ground Floor

First Floor

Total Area: 143.5 m² ... 1544 ft² (excluding balcony)

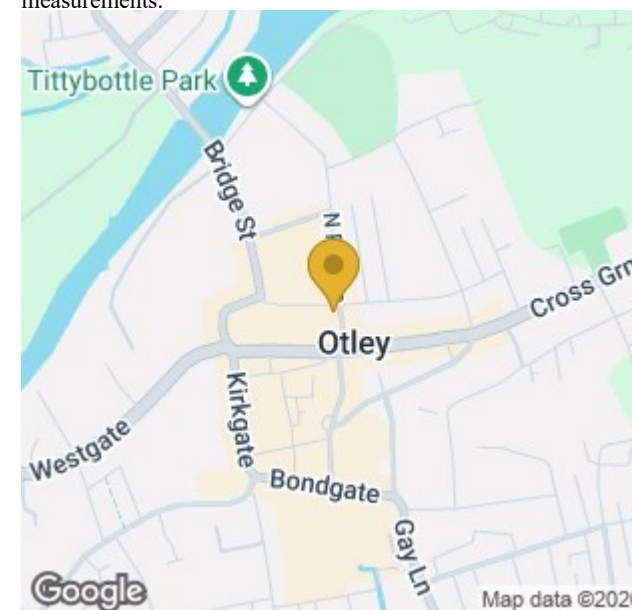
All measurements are approximate and for display purposes only.

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		72
(55-68) D	61	
(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.



Call us on 01943 889010
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