



24 CROW LANE, OTLEY LS21 1JH

Asking price £220,000

FEATURES

- Attractive And Well Maintained Two Bedroomed End Terraced Cottage
- Smartly Appointed Kitchen With Feature Stone Flagged Flooring
- Three Piece House Bathroom Including A Bath With A Shower Over
- Excellent Central Location Just A Stones Throw From The Town Centre
- Sitting Room With A Wood Burning Stove To The Exposed Fireplace
- Valuable Cellar Utility Area With Heating And Plumbing For A Washer
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Centrally Located 2 Bedroomed End Terraced Cottage

Centrally located on Crow Lane in the charming town of Otley, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and conveniently located home, just a stones throw from the local shops and amenities. Spanning 541 square feet, the property boasts two well-proportioned bedrooms and a smart bathroom, making it ideal for small families, individuals or couples.

As you enter, you are welcomed into an immaculately presented space, enhanced by fresh decorations that create a warm and inviting atmosphere. The attractive sitting room is particularly noteworthy, featuring a wood-burning stove that adds both character and a cosy ambiance, perfect for relaxing evenings.

The smartly appointed kitchen is a true highlight, showcasing beautiful stone flagged flooring that adds a touch of elegance. This space is not only functional but also a lovely area for culinary creativity and entertaining guests. A very useful basement cellar below is an ideal utility area and includes a washing machine and also has central heating down there.

Externally there is a Victorian walk way with railings, whilst to the rear is a cobbled courtyard garden area.

One of the key advantages of this property is its prime location, conveniently close to the town centre, which offers an excellent array of shops and amenities. Whether you are in search of local boutiques, cafes, or essential services, everything you need is just a short stroll away.

Additionally, the property is offered with the advantage of having no onward chain, allowing for a smooth and straightforward purchasing process. This charming home is a rare find and is sure to appeal to those looking for a blend of character, convenience, and modern living. Don't miss the chance 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 12'6" x 12'3" (3.81m x 3.73m)

A lovely light and airy reception room having a window and door with glazed insets to the front elevation. Focal exposed fireplace with a warming wood burning stove inset and a central heating radiator.

Breakfast Kitchen 11'10" x 10'4" (3.61m x 3.15m)

Attractive Yorkshire stone flagged flooring complements the well appointed kitchen with a range of fitted kitchen units having solid wood polished worksurfaces over, having a Belfast sink inset and a central filler tap. Gas cooker with an extractor hood over, a central heating radiator and the staircase to the first floor. Window and door with glazed insets to the rear.

Cellar 11'10" x 9'11" (3.61m x 3.02m)

A very useful area that has a central heating radiator, plumbing for a washer, light and power points.

First Floor Landing

Central heating radiator and access to the following rooms:

Bedroom 1. 11'11" x 9'9" (3.63m x 2.97m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 7'5" x 6'9" (2.26m x 2.06m)

Central heating radiator and a window to the rear.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and screen over, a wash hand basin to a vanity unit and a low level wc. Complemented by tiling to the walls, a chrome central heated towel rail and a window to the rear.

Outside

To the front is a raised Victorian walkway for the three houses having railings over. To the rear there is a cobbled garden.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

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>

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>

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.

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. There is a right of access to the two neighbouring cottages to the front walkway and the rear cobbled gardens. 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.



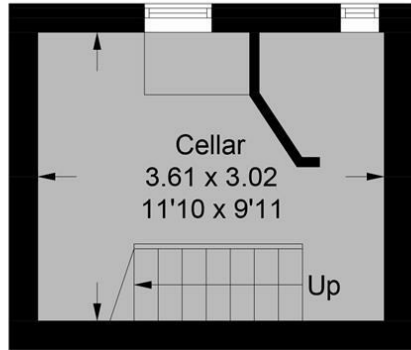
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Crow Lane, Otley, LS21

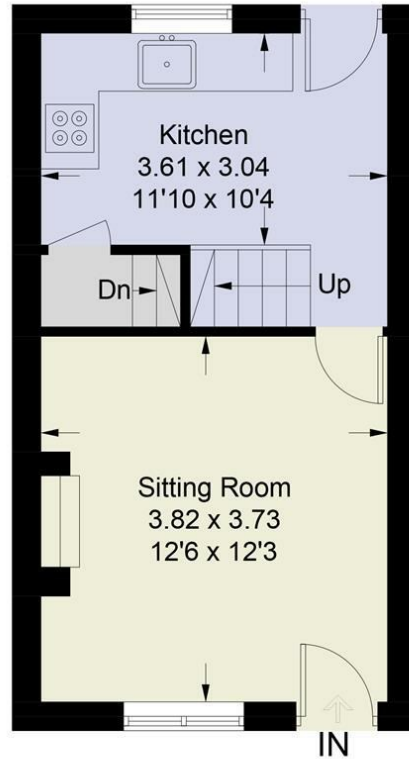
Main House = 50.3 sq m / 541 sq ft

Cellar = 10.8 sq m / 116 sq ft

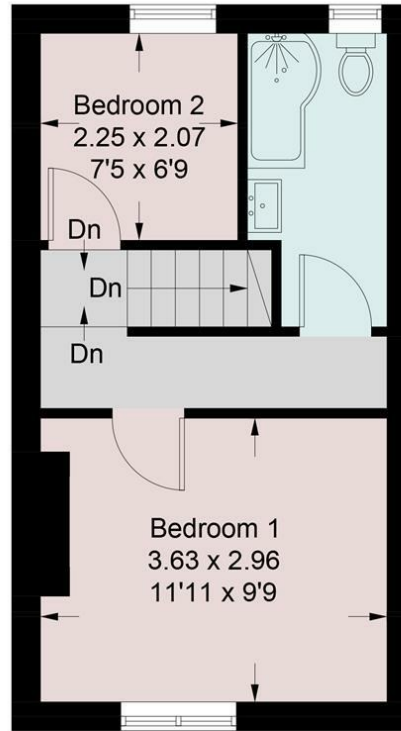
Approximate Gross Internal Area = 61.1 sq m / 657 sq ft



Lower Ground Floor



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(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
info@shanklandbarracloough.co.uk
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