



# 8 SOUTH VIEW TERRACE, OTLEY LS21 1RZ

**Asking price £245,000**

## FEATURES

- A Stunning Two Bedroomed Stone Terraced Cottage Extended To The Ground Floor
- Sitting & Dining Room With Oak Flooring & A Wood Burning Stove
- Oak Veneer Doors / Stripped Floors / Double Glazed / Gas Central Heated
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Conveniently Located Just A Short Stroll From Otley Town Centre
- Southerly Facing Lawned Garden & Patio To The Rear Elevation
- Striking Modern Fitted Kitchen & Contemporary Bathroom With A Walk in Shower
- Useful Cellar And Attic Providing Great Additional Storage
- Located In The Beautiful Otley Conservation Area
- An Internal Viewing Is Essential To Fully Appreciate This Fine Home



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Beautifully appointed and extended 2 bed terrace with a southerly facing garden.

Truly warranting an early appointment to view is this stunning two bedroomed stone terraced cottage, extended to the ground floor and with a southerly facing rear garden. Appointed to an exceptional standard, the property offers the perfect mix of older character touches with stylish modern contemporary fixtures and fittings creating a very special home indeed. Perfectly located, set in a quiet lane yet with just a couple of minutes walk you are in the centre of Otley and have access to the excellent shops and amenities on offer, this stunning home will not fail to impress. From the moment you walk through the front door you realise the quality and detailing on offer which commences with a welcoming tiled hallway, a smart integrated modern kitchen and the beautiful sitting and a dining room with a wood burning stove to the chimney breast, solid oak flooring and large full width sliding doors to the southerly facing garden. To the first floor there are two attractive bedrooms with the main bedroom having a built in wardrobe and finally the striking modern bathroom which has a large walk in shower and stylish tiling. To arrange your viewing of this fantastic home, contact Shankland Barraclough Estate Agents in 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 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:

## Entrance Hall

Via a smart modern composite outer door having two glazed insets, this welcoming entrance hallway has tiled flooring, a traditional barrel styled radiator and the staircase off to the first floor.

## Sitting Room & Dining Area 19'5" x 12'6" (5.92m x 3.81m)

The perfect reception room having a sitting area with a feature exposed fireplace having a warming wood burning stove inset and creel over and the dining area again having a continuation of the oak flooring and full width sliding doors to the southerly facing rear patio and garden. Two central heating radiators including a tall designer tubular radiator.

## Kitchen 9'4" x 7'7" (2.84m x 2.31m)

A slick modern kitchen beautifully appointed offering an extensive range of fitted wall and base units having work surfaces over and a sink unit inset. The kitchen includes a built in electric oven with a four ring hob and an extractor hood in stainless steel over, plumbing for a washing machine and a dishwasher. The Worcester Bosch central heating boiler (fitted in 2019 and with a 10 year guarantee) is discreetly hidden to one unit and there is a uPVC window to the front elevation.

## Cellar

A very useful area having light and power.

## First Floor Landing

With access to the following rooms:

## Bedroom 1. 12'7" x 9'8" (3.84m x 2.95m)

Located to the rear of the house so looking over the garden and with views of Otley Chevin in the backdrop, this double bedroom also includes a hand built double wardrobe, a focal cast iron fireplace to the chimney breast, exposed polished floorboards and a central heating radiator.

## Bedroom 2. 8'1" x 7'10" (2.46m x 2.39m)

Perfect guest bedroom or home office, this room includes exposed polished floorboards, a central heating radiator and a uPVC window.

## Bathroom

Smartly appointed with a striking modern three piece suite which includes a large walk in shower with a waterfall shower and glazed screen, a vanity unit with a sink unit inset and black mixer tap and a low level w.c The bathroom is complemented by stylish tiling, a chrome central heated towel rail and a uPVC window.

## Loft Space

Excellent storage. Boarded loft space accessed through a modern folding loft ladder to the landing. Light, power and a Velux window for natural light.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Outside

The property enjoys a very pleasant garden to the rear with a southerly aspect incorporating a paved patio as you seamlessly step out from the house. This leads down to a secondary seating area and a neat lawn with raised planters, a timber shed with attached log store and fencing safely enclosing.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Otley Conservation Area

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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

Leeds City Council Tax Band B. 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.

### 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

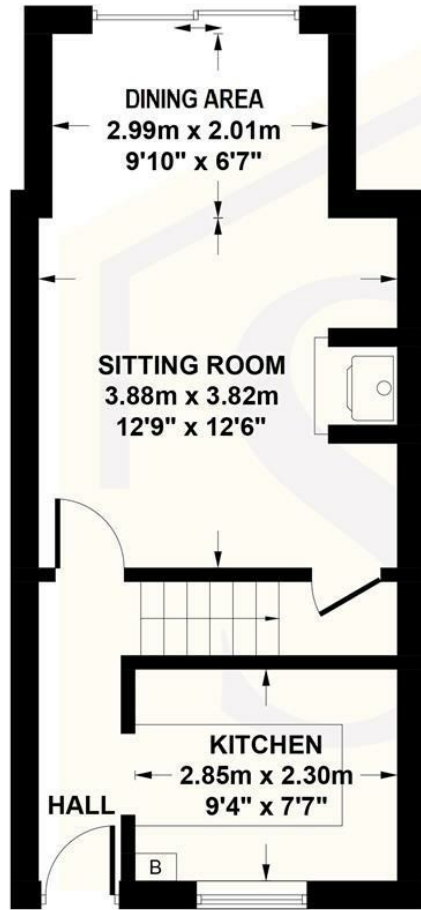
### **Please Note**

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.

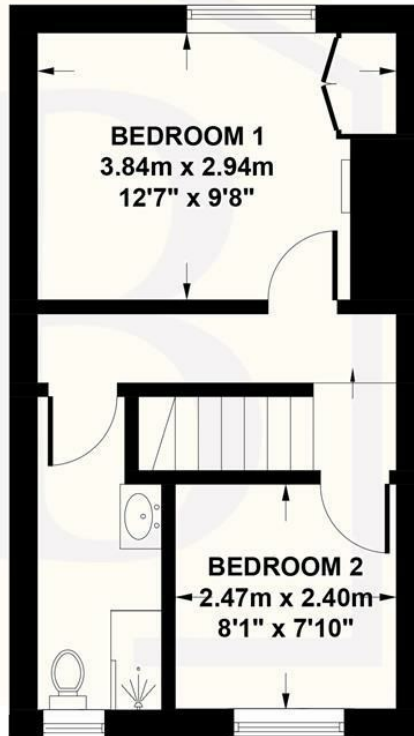


26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-81) B			
(69-80) C			
(55-68) D		56	
(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**  
**E: [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)**  
**W; [www.shanklandbarraclough.co.uk](http://www.shanklandbarraclough.co.uk)**

