



23 MANOR STREET, OTLEY LS21 1AX

Asking price £475,000

FEATURES

- Stunning Stone Built Victorian Terraced House
- Beautiful Contemporary Design Throughout
- 4 Bedrooms, 1 with En-Suite
- Stunning Modern 4 Piece House Bathroom
- Sleek Modern Fully Integrated Kitchen
- Open Plan Living, Dining and Kitchen Plus Downstairs W.C
- Private Enclosed Garden Adjoins Open Playing Fields
- Short Walk From The Town Centre
- EPC Rating C / Tenure Freehold / Council Tax Band D
- MUST BE VIEWED TO BE APPRECIATED**



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning 4 Bedroom Home With Delightful Contemporary Interior

A simply stunning and the most elegant 4 bedroomed Victorian terraced house which is beautifully presented throughout in a stylish modern contemporary style creating a fantastic fully modernised home just a short walk from the town centre.

Truly worthy of an appointment to view, this beautifully presented home briefly comprises a welcoming tiled entrance hallway, a bay windowed sitting room with plantation blinds and a focal fireplace. This flows seamlessly to the dining room, again with a focal fireplace and it adjoins the simply stunning, sleek modern fully integrated kitchen with a central island and French doors to the rear garden. Finally, the ground floor is completed by useful cloaks/w.c.

To the first floor is a landing, bedroom one with modern fitted wardrobes to both alcoves, an further double bedroom and the stunning house bathroom with Porcelain tiled floors and underfloor heating and incorporating a bath and a walk in shower finished with marble tiled walls. To the second floor is a landing leading to two further bedrooms, one with extensive fitted wardrobes and a striking modern en-suite shower room with underfloor heating.

Externally, to the front there is a small walled garden with wrought iron railings and a matching gate. To the rear is a neat paved garden with timber fencing and gates to the private rear access lane, which is then opens on to the adjoining green and playing fields.

Ideally located just a few minutes from the town centre, beautiful riverside walks and within easy walking distance of the outstanding local schools for those with families. We do not hesitate to recommend an appointment to view, you will not be disappointed. 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:

Entrance Hallway

A welcoming entrance hallway via an outer door to the front elevation, lovely tiled flooring, deep moulded ceiling corning complementing the decorations and a central heating radiator. Staircase to the first floor.

Sitting & Dining Room 28' x 10'11" (8.53m x 3.33m)

The open plan living space to the ground floor commences with an elegant sitting room having a bay window to the front elevation with plantation blinds, deep moulded ceiling cornice, focal fireplace and traditional barrel styled radiator. Through to the dining area, which has a further feature exposed fireplace with shelving either side to the alcoves. Deep moulded ceiling cornice and a traditional barrel radiator.

Kitchen Area 13'8" x 11'1" (4.17m x 3.38m)

Modern matt grey kitchen with LED ambient lighting, central island, white silestone work tops, integrated appliances including twin eye line ovens and a hob to the island with an extractor over, together with a dishwasher and a boiling water tap. Full length windows and glass doors to the rear garden and views towards the playing fields.

Downstairs WC 5'7" x 2'7" (1.70m x 0.79m)

Plumbing for a washing machine, underfloor heating, low level w.c and a wash hand basin.

First Floor Landing

With access to the following rooms:

Bedroom 1. 14'1" x 12' (4.29m x 3.66m)

Having built in wardrobes to both alcoves, a central heating radiator, deep moulded ceiling cornice and a window to the front elevation with plantation blinds.

Bedroom 2. 12'7" x 8'4" (3.84m x 2.54m)

Deep moulded ceiling cornice, a central heating radiator and a window to the rear with plantation blinds.

House Bathroom 11'6" x 5'11" (3.51m x 1.80m)

Stylish modern house bathroom fitted with a four piece suite comprising a large walk in shower with a glazed screen. Twin sink to a modern vanity unit with further storage cupboards and ambient lighting over. Bath and a wall hung toilet. Tiled flooring with warming under floor heating and marble tiled walls.

Second Floor Landing

Velux window and a useful eaves storage cupboard.

Bedroom 3. 14'1" x 11'2" (4.29m x 3.40m)

Benefitting from having built in wardrobes to one wall, a central heating radiator and a window to the front elevation with plantation blinds.

En-Suite 7'1" x 3'10" (2.16m x 1.17m)

Smart modern en-suite fitted with a walk in shower with a glazed screen, a wash hand basin and a low level w.c to a modern vanity unit. Tiled flooring with warming underfloor heating.

Bedroom 4. 8'3" x 8'3" (2.51m x 2.51m)

Central heating radiator and a window to the rear with plantation blinds.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Gardens

To the front is a neat walled garden with railings over and a matching gate. Moving around to the rear is a neat paved garden with block edging and timber fencing. Gates to the rear private lane with an EV charging point. with the rear lane that adjoins the playing fields, the perfect play area for your children.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Located within Otley's beautiful conservation area.

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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

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.

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

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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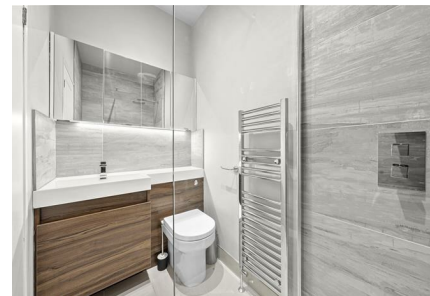


Offer Acceptance & AML Regulations

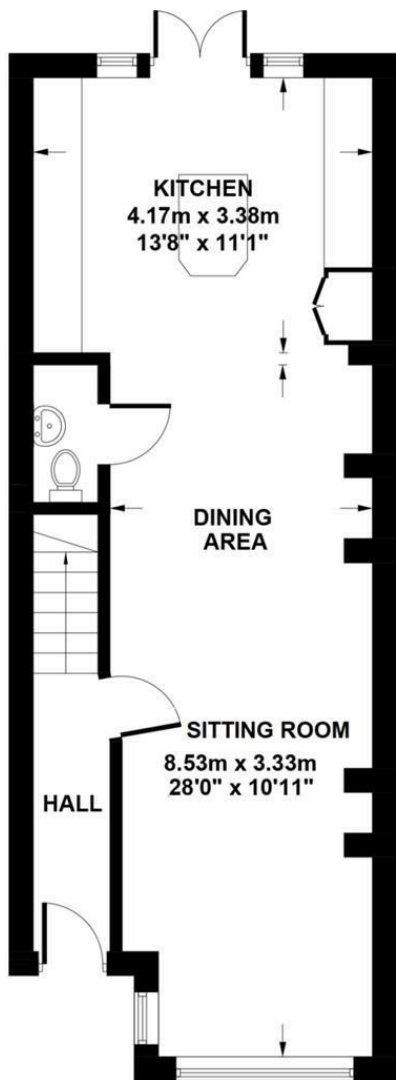
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

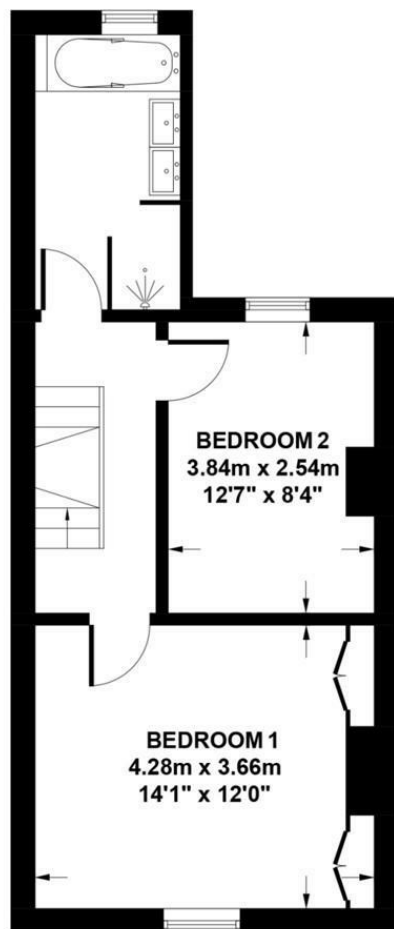
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



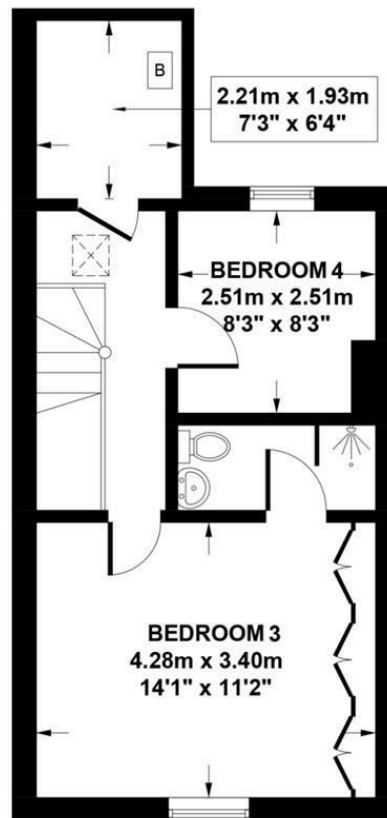
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GROUND FLOOR



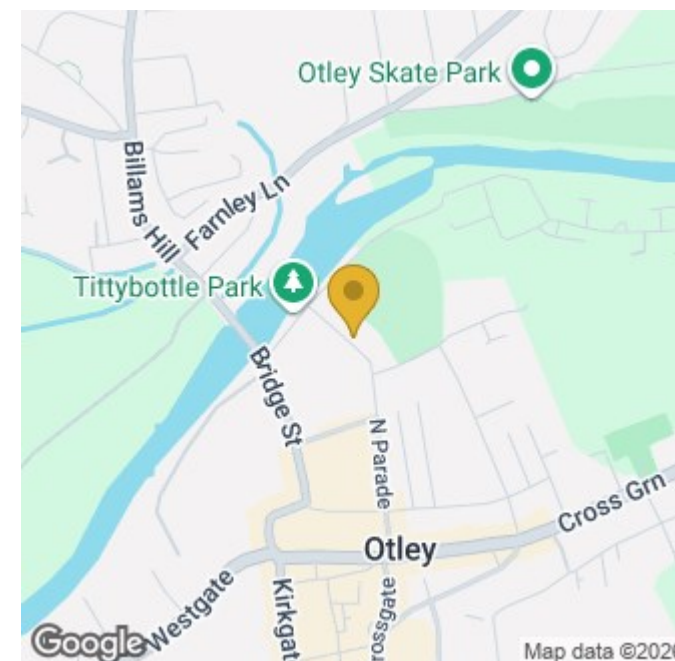
FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(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.



Call us on 01943 889010
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