



93 ALBION STREET, OTLEY LS21 1DA

Asking price £300,000

FEATURES

- Beautifully Presented Three Double Bedroomed End Terrace
- Two Attractive Light And Airy Reception Rooms, Both With Stoves Fitted
- A Smartly Appointed Kitchen With French Doors To The Enclosed Rear Garden
- Convenient Location Just A Short Stroll From The Town Centre & Local Schools
- Smart Three Piece House
- Useful Basement Cellar Bathroom
- Truly Worthy Of An Appointment To View
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - End Terrace located in Otley

Built around 1907, this delightful end-terrace house, offers a perfect blend of character and modern living. Spanning an impressive 1,124 square feet of living accommodation, the property is beautifully presented throughout, featuring spacious, light, and airy rooms spread over three floors, complemented by a very useful basement cellar below.

As you enter, you are greeted by two lovely reception rooms, each fitted with stoves that create a warm and inviting atmosphere. The smartly appointed kitchen boasts French doors that open onto the enclosed rear garden, providing a seamless connection between indoor and outdoor living. This space is ideal for entertaining or simply enjoying a quiet moment in the fresh air.

The property comprises three well-proportioned double bedrooms and a modern bathroom, making it a perfect family home. Its convenient location allows for easy walking access to the town centre, where you will find a variety of amenities, as well as local schools, making it an excellent choice for families and professionals alike.

This home has been sympathetically modernised, ensuring that it is truly ready to move straight into. With its character features and thoughtful updates, it is a property that must be seen to be fully appreciated. We highly recommend scheduling an early appointment to view this exceptional home, as it is sure to attract considerable interest.

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 Hall

A lovely welcoming area as you enter the house, having feature exposed brick walling and wooden floorboards, the original moulded ceiling cornice and the staircase to the first floor.

Sitting Room 13'9" x 11'3" (4.19m x 3.43m)

A lovely cosy room having a focal wood burning stove inset to the chimney breast, which also has built in cupboards to its side in the alcove. Moulded ceiling cornice detailing, exposed floorboards, and a tall central heating radiator.

Dining Room 14'1" x 12'2" (4.29m x 3.71m)

Another light and airy reception room having a gas stove inset to the chimney breast, exposed floorboards, picture rails and ceiling corning. Central heating radiator and a door to the smartly appointed kitchen.

Kitchen 12'6" x 8'7" (3.81m x 2.62m)

A lovely addition to the house, the kitchen offers an excellent range of fitted units and shelving providing ample storage space. The units have worksurfaces over, a sink unit inset and tiled splash backs over. Built in you will find an electric oven and four ring gas hob, together with space and plumbing for both a washer and a dishwasher. Again this room is very light and airy having Velux windows to the pitched ceiling, together with glazed French doors and windows to the enclosed rear garden.

Cellar 1 14' x 11'5" (4.27m x 3.48m)

With light and power points.

Cellar 2. 14' x 3'8" (4.27m x 1.12m)

An ideal storage area for your wood supplies.

First Floor Landing

Window and the staircases going up and downstairs.

Bedroom 1. 14'4" x 11'3" (4.37m x 3.43m)

Built in double wardrobe, a central heating radiator and windows to the front and side elevations.

Bedroom 2. 10' x 7'5" (3.05m x 2.26m)

Window to the rear and a central heating radiator.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Central heating radiator and a window.



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Second Floor

Bedroom 3. 16'6"max x 14'3" (5.03mmax x 4.34m)

A lovely proportioned third bedroom having a pitched roof with a large Velux window inset. Further window to the gable with views of the Chevin to the backdrop, built in cupboards and a central heating radiator.

Outside

By the entrance door is a small walled garden area. To the rear is an attractive fully enclosed garden, the perfect area for the morning coffee or to relax during the summer months.

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 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 - 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>

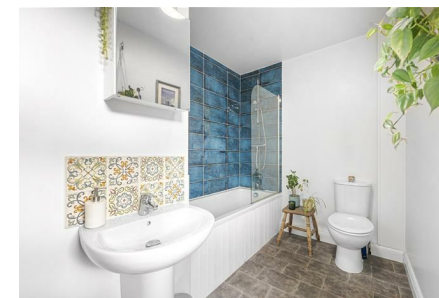
Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barracough Estate Agents on (01943) 889010, e-mail us info@shanklandbarracough.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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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.



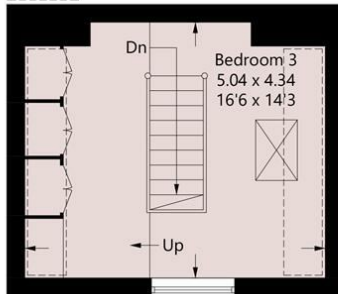
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Albion Street, Otley, LS21

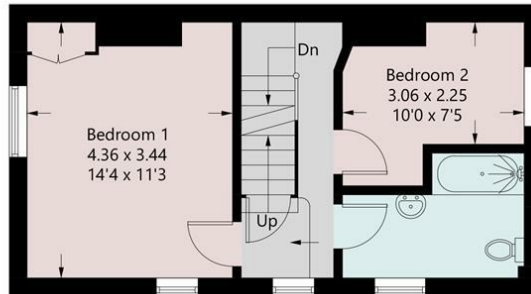
Main = 104.4 sq m / 1124 sq ft
 Cellar = 20.4 sq m / 219 sq ft
 Limited Use Area = 5.5 sq m / 59 sq ft
 Total = 124.8 sq m / 1343 sq ft



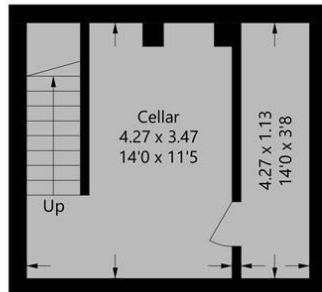
 = Reduced headroom below 1.5m / 5'0



Second Floor



First Floor



Lower Ground Floor



Ground 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		
(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	

79

64

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@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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