



# 31 GUYCROFT, OTLEY LS21 3DS

**Asking price £295,000**

## FEATURES

- Attractive Stone Built Inner Terraced House Located Within A Very Popular Neighbourhood
- Modern Appointed Dining Kitchen, With A Separate Utility Room & WC
- Smart Modern Four Piece Bathroom That Includes A Large Walk In Shower And A Bath
- Great Location Just A Few Minutes Walk From Waitrose, The Doctors & The Town Centre Amenities
- Three Bedrooms, All Good Sized Double Rooms
- Light And Airy Sitting Room Open To The Westerly Facing Garden
- Valuable Private Driveway Parking For One Vehicle With On Street Parking For Other Cars & Visitors
- EPC Rating C / Council Tax Band B / Tenure Freehold



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ESTATE AGENTS

# 3 Bedroom House - Mid Terrace located in Otley

Nestled in the charming area of Guycroft, Otley, this stone built mid-terrace house offers a delightful blend of space and modern living. With three generously sized double bedrooms, this property is deceptively spacious, making it an ideal home for families or those seeking extra room for guests or a home office.

The heart of the home is a smartly appointed dining kitchen, perfect for both casual meals and entertaining. Adjacent to this, a valuable separate utility room adds convenience to daily chores and the valuable asset of having a downstairs wc. The house bathroom located on the first floor, is a standout feature, boasting a stylish four-piece suite that includes a large walk-in shower and a relaxing bath, ensuring comfort and practicality.

Outside, the property benefits from neat gardens, with the rear garden enjoying a lovely westerly aspect, perfect for soaking up the afternoon sun. Additionally, there is private driveway parking to the rear, a rare find in this area, providing ease and security for your vehicle.

Situated just a short stroll from the town centre, residents will enjoy easy access to a variety of amenities, including shops, cafes, and parks. This location combines the tranquillity of suburban living with the convenience of urban life, making it a perfect choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to create a comfortable and stylish home in Otley.

To arrange a viewing of this lovely home, 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

Via an outer door to the front elevation.

## Utility Room & Downstairs WC 6'9" x 4'9" (2.06m x 1.45m)

Fitted with a low level wc, plumbing for a washer and a window.

## Dining Kitchen 12'3" x 10'2" (3.73m x 3.10m)

Modern appointed kitchen with fitted units having worksurfaces over and a sink unit inset. Attractive oak flooring, a feature exposed brick chimney breast with a stone lintel, a central heating radiator and a modern sash window to the front elevation.

## Sitting Room 13'7" x 13'4" (4.14m x 4.06m)

Light and airy, this spacious sitting room has oak flooring, an exposed recess to the chimney breast, picture rail and ceiling cornice detailing complementing the decorations. Central heating radiator, two modern sash windows and a door with glazed insets to the rear garden.

## Basement Cellar 13'4" x 12'3" (4.06m x 3.73m)

Light and power.

## First Floor Landing

Modern sash window to the front elevation and access to the following rooms:

## Bedroom 1. 13'4" x 13'7" (4.06m x 4.14m)

Fitted wardrobes providing excellent hanging and storage space, a central heating radiator and modern sash window to the rear.

## House Bathroom 12'3" x 7'6" (3.73m x 2.29m)

Fitted with a smart modern four piece suite in white incorporating a stand alone bathtub with a chrome central filler tap, a large walk in shower with a glazed screen, a low level wc and a wash hand basin. Complemented by fully tiled walls and flooring, a central heated towel rail and a modern sash window to the front elevation.

## Second Floor Landing

With access to the following rooms.

## Bedroom 2. 14'9" x 13'4" (4.50m x 4.06m)

Central heating radiator and a Velux styled window to the pitched ceiling.

## Bedroom 3. 13'4" x 11'1" (4.06m x 3.38m)

Central heating radiator and a dormer window to the rear elevation.



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## Outside

To the front is a neat walled garden with a selection of shrubs to the borders. Moving around to the rear is a westerly facing garden and a private driveway providing parking for one vehicle.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: One Vehicle Off Road To The Rear - Street Parking For Any Other Vehicles / Visitors.

## Council Tax

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.

## 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 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



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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.

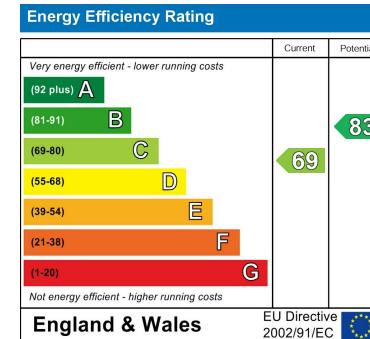


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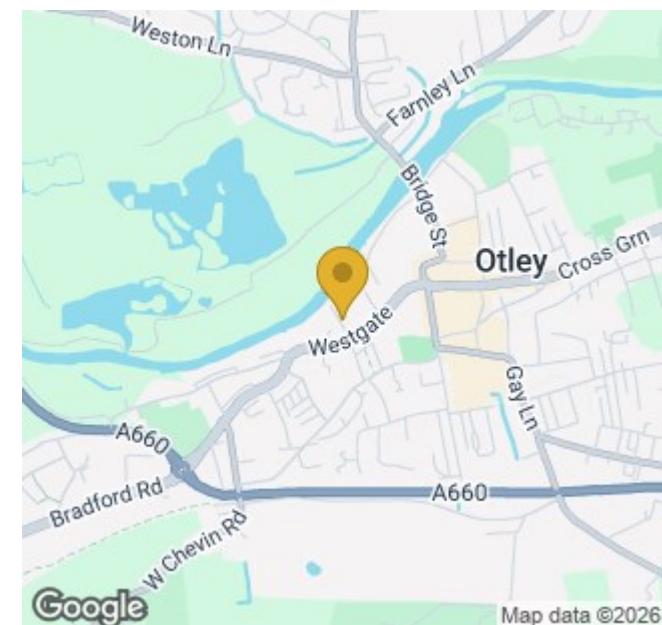


All measurements are approximate and for display purposes only.

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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@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
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