



1 SOUTH PARADE, OTLEY LS21 1BX

Asking price £275,000

FEATURES

- Beautifully Presented Three Double Bedroom End Terraced House
- Modern Dining Kitchen With A Built In Oven, Hob And Washing Machine
- New Boiler Fitted In 2025
- Neat Fully Enclosed Garden To The Rear Elevation
- Stylish Modern Four Piece House Bathroom With A Rolltop Bath & A Walk In Shower
- Sitting Room With A Wood Burning Stove Inset To The Chimney Breast
- Useful Basement Cellar
- EPC Rating D / Tenure Freehold / Council Tax Band B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - End Terrace located in Otley

A delightful Victorian end terrace house, built in 1898, offers a perfect blend of character and modern living. Spanning an impressive 829 square feet, the property boasts three generously sized double bedrooms, ensuring ample space for family or guests.

As you enter, you are welcomed into a cosy sitting room, featuring a focal fireplace with a wood-burning stove, creating a warm and inviting atmosphere for relaxation. The smartly appointed dining kitchen is ideal for both cooking and entertaining, providing a functional space that meets the needs of contemporary living.

The property also features an attractive and spacious bathroom, complete with a stunning standalone roll-top bath and a separate shower cubicle, offering a touch of luxury for your daily routine.

One of the standout features of this home is the lovely enclosed garden to the rear, providing a private outdoor space perfect for enjoying the fresh air, gardening, or hosting summer gatherings. A valuable basement cellar is found below the kitchen.

This charming residence combines the elegance of its Victorian roots with the comforts of modern amenities, making it an ideal choice for those seeking a welcoming home in a desirable location. Don't miss the opportunity to make this lovely property your own. Set in a great location, just a short walk from the town centre, the local schools and just a few minutes away from beautiful open countryside, this house warrants an internal viewing to be fully appreciated.

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:

Lounge 12'10" x 12'6" (3.91m x 3.81m)

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

Dining Kitchen 11'5" x 9'7" (3.48m x 2.92m)

Fitted with a smart modern range of wall and base units having quartz worksurfaces over with a sink unit inset and tiled splash backs over. Integrated washing machine, a built in electric oven and four ring gas hob. Central heating radiator, window and half glazed door to the rear garden.

Basement Cellar 11'3" x 9'4" overall (3.43m x 2.84m overall)

With light and power points.

First Floor Landing

Window to the side elevation.

Bedroom 1. 12'6" x 10'1" (3.81m x 3.07m)

Central heating radiator, a window to the front elevation and a walk in cupboard.

Spacious House Bathroom 11'7" x 9'6" (3.53m x 2.90m)

A beautiful four piece house bathroom fitted with a rolltop bath, a walk in shower, wall hung wash hand basin and a low level w.c. Complemented by striking tiled flooring with underfloor heating, a window to the rear elevation and a deep storage cupboard.

Second Floor

Bedroom 2. 12'6" x 12' (3.81m x 3.66m)

Benefitting from fitted wardrobes, a central heating radiator, window to the side elevation and two Velux windows inset.

Bedroom 3. 12'6" x 12' (3.81m x 3.66m)

Built in wardrobes, a central heating radiator, window to the side elevation and a large Velux window.

Outside

The property benefits from having a good sized garden to the rear, fully enclosed by walling and fencing. The garden incorporates a stone flagged patio and a neat lawn. Very useful timber storage unit to the side elevation.

Tenure, Services And Parking

Tenure: Freehold



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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 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>

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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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.

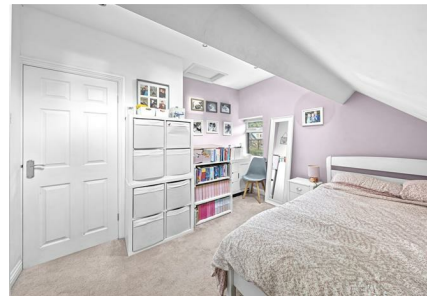
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.



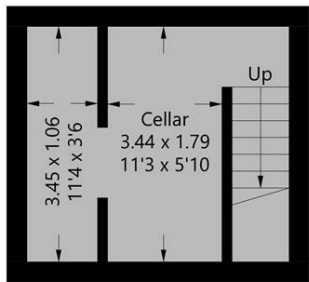
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South Parade, Otley, LS21

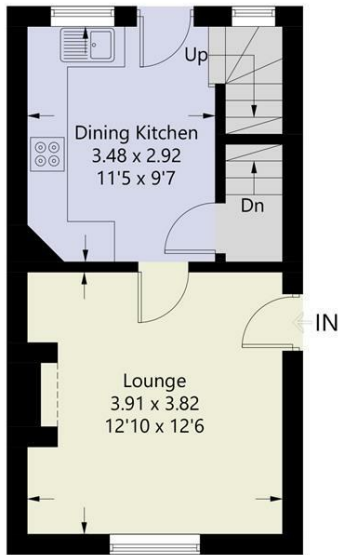
Main House = 77.0 sq m / 829 sq ft
 Limited Use Area = 9.3 sq m / 100 sq ft
 Cellar = 13.6 sq m / 146 sq ft
 Total = 99.9 sq m / 1075 sq ft



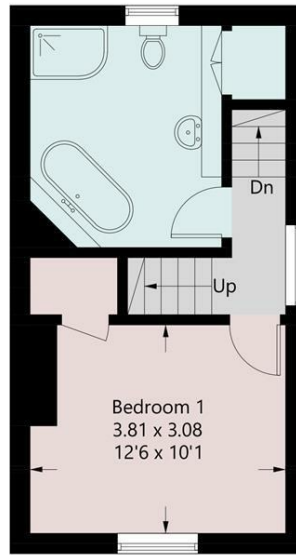
= Reduced headroom below 1.5m / 5'0"



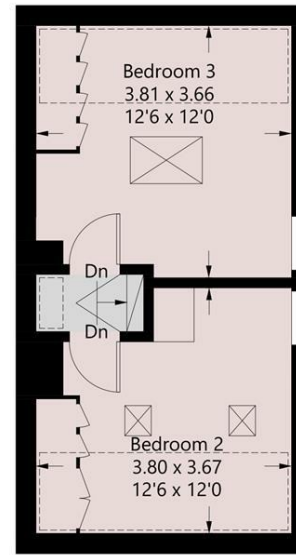
Lower Ground Floor



Ground Floor



First Floor



Second 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		79
(55-68) D	62	
(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@shanklandbarracrough.co.uk
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