



20 ALBION STREET, OTLEY LS21 1BY

Asking price £250,000

FEATURES

- Stone Built Inner Terraced House With A Garden Area To The Rear
- Large Four Piece House Bathroom
- Sitting Room With A Focal Fireplace To the Chimney Breast
- EPC Rating C / Tenure Freehold / Council Tax Band B
- Three Double Bedrooms
- Smartly Appointed Dining Kitchen With A Built In Oven & Hob
- Basement Cellar With Light And Power Supplied
- Offered With The Advantage Of Having NO ONWARD CHAIN



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3 Bedroom House - Mid Terrace located in Otley

Very well placed in the charming town of Otley, this delightful stone built mid-terrace house on Albion Street offers a perfect blend of comfort and modern living. Spanning an impressive 902 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the smartly appointed dining kitchen, which is both functional and stylish, making it an excellent space for family meals or gatherings. Additionally, the property features a convenient basement, offering ample storage or potential for further development.

The house comprises three generously sized double bedrooms, ensuring that everyone has their own comfortable retreat. The large house bathroom is a standout feature, fitted with a modern four-piece suite in crisp white, which includes both a bath and a shower cubicle, catering to all your bathing needs.

Significant updates have been made to the property, including a new roof installed in 2022 and a new boiler was installed in 2025, providing peace of mind and energy efficiency for years to come.

This home is not only well-appointed but also conveniently located, it is also offered with the advantage of having no onward chain, making it an excellent choice for those looking to enjoy the vibrant community of Otley. With its blend of modern amenities and classic charm, this property is a must-see for anyone seeking a comfortable and stylish living space.

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:

Sitting Room 13'7" x 11'11" (4.14m x 3.63m)

Smart modern fireplace with an electric fire inset, a central heating radiator, window and a modern composite outer door to the front elevation.

Dining Kitchen 11'4" x 8'9" (3.45m x 2.67m)

Fitted with a good number of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric oven and a four ring gas hob with an extractor hood over. Space and plumbing for a washer. Central heating radiator, window and a modern composite door to the rear.

Cellar

A very useful storage area with light and power supplied.

First Floor Landing

With access to the following rooms:

Bedroom 1. 11'11" x 10'5" (3.63m x 3.18m)

Deep understairs cupboard / wardrobe, a central heating radiator and a window to the front elevation.

House Bathroom 11'4" x 8'9" (3.45m x 2.67m)

Fitted with a smart four piece suite in white the includes a panelled bath, a step in shower cubicle, a wash hand basin and a low level wc. Central heating radiator, window to the rear and deep storage cupboard that also houses the central heating boiler.

Second Floor



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Bedroom 2. 11'1" x 11'4" (3.38m x 3.45m)

Central heating radiator and a dormer window to the rear.

Bedroom 3. 11'11" x 10'4" (3.63m x 3.15m)

Having fitted cupboards to the alcove and a Velux styled window to the pitched ceiling.

Outside

To the rear the property enjoys a small paved patio area and low walling. The rear access lane for the row is beyond and finally there is a an enclosed garden area, laid in an Indian stone and enclosed by fencing that also enjoys a westerly aspect, perfect for the afternoon and early evening summer sunshine.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The 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.



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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

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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Total Area: 83.8 m² ... 902 ft² (excluding cellar)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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.



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