



18 CHEVIN TERRACE, OTLEY LS21 3JH

Asking price £475,000

FEATURES

- Stunning Stone Built Victorian End terraced House With A Lovely Outlook
- Spacious Dining Kitchen With A Range Style Cooker & A Central Island
- Smart Four Piece House Bathroom With A Stand Alone Bath & A Shower
- Valuable Parking To The Rear Together With A Further Garage & Parking
- Sitting Room With A Wood Burning Stove & A Bay Window
- Three Large Double Bedrooms, One With An En-Suite
- Neat Terraced Garden To The Front & Southerly Facing Courtyard Garden To The Rear
- EPC Rating D / Tenure Freehold / Council Tax Band D



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ESTATE AGENTS

Stunning Victorian End Terraced House With Great Views

Nestled in the charming area of Chevin Terrace, Otley, this splendid Victorian end terrace house offers a delightful blend of character and modern living. Spanning an impressive 1,892 square feet, the property boasts four spacious bedrooms and two recently updated bathrooms, making it an ideal family home.

As you enter, you are welcomed into a highly attractive sitting room, featuring a wood-burning stove and a lovely bay window that fills the space with natural light. This inviting area is perfect for both relaxation and entertaining guests. The smartly appointed dining kitchen is a true highlight, complete with a central island that enhances both functionality and style, making it a wonderful space for family meals and gatherings.

The property is set in a fantastic location, providing stunning views to the front and direct access to the picturesque Otley Chevin Country Park at the rear. This proximity to nature offers endless opportunities for outdoor activities and leisurely walks, making it a haven for nature lovers.

Additionally, the house includes parking for up to three vehicles, including having a detached garage, a valuable feature in this desirable area. The beautiful character features of the home have been sympathetically complemented by modern fixtures and fittings, ensuring a comfortable and stylish living environment.

This property is a rare find, combining the charm of Victorian architecture with the conveniences of contemporary living. It is perfect for those seeking a home that offers both space and character in a sought-after location. Don't miss the opportunity to make this wonderful house your new home.

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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

GROUND FLOOR

Entrance Hallway

Via an outer door to the front with two glazed insets and a numbered glazed window over. Moulded ceiling cornicing complementing the decorations, practical tiled flooring and a central heating radiator.

Sitting Room 15'9" x 10'3" (4.80m x 3.12m)

What a wonderful relaxing reception room having a beautiful bay window to the front, a focal fireplace with a wood burning stove inset. Built in cabinet with book shelving over and the attractive moulded ceiling cornicing complementing the decorations.

Dining Kitchen 15'4" x 14'1" (4.67m x 4.29m)

Offering a range of fitted hand built kitchen units having polished wooden worksurfaces over and a Belfast sink inset. Stainless steel range cooker inset to the chimney breast, space and plumbing for a dishwasher, attractive wooden flooring and decorative panelling. Central heating radiator, windows and a stable door to the rear courtyard.

LOWER GROUND FLOOR

Gym Room or Guest Bedroom 12'11" x 9'11" (3.94m x 3.02m)

Currently used by our clients as a gym area, having attractive wooden flooring, windows and a door to the front elevation.

Guest WC

Low level wc and a wash hand basin to a vanity unit.

Cellar 15'4" x 13'11" (4.67m x 4.24m)

Plumbing for a washer, light and power points.

FIRST FLOOR

Landing

Central heating radiator and access to the following rooms:

Bedroom 1. 16'1" x 14'2" (4.90m x 4.32m)

A fabulous proportioned principle bedroom having a focal fireplace to the chimney breast, moulded ceiling cornicing complementing the decorations, a central heating radiator and windows to the front elevation with lovely views.

Dressing Room 10'11" x 5'6" (3.33m x 1.68m)

Including an extensive range of hanging space to the wardrobes together with shelving and a five drawer unit providing all the clothes storage space needed.

Luxurious House Bathroom

Recently fitted, this spacious and stylish house bathroom includes a stand alone bath with a chrome central filler, a shower cubicle with glazed screens and doors, a wash hand basin to a vanity unit and a low level wc. Complementing the bathroom are Metro tiled walls, a central heating radiator with a heated towel rail attachment and a window to the rear.

SECOND FLOOR

Landing

With access the the following bedrooms:

Bedroom 2. 14'1" x 12'7" (4.29m x 3.84m)

Offering a full width range of cupboards for storage, a large Velux styled window and a central heating radiator.



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Bedroom 2 En-Suite

Recently fitted with a smart modern three piece suite comprising a walk in shower with a glazed screen and door, a wall hung wash hand basin with a vanity unit below and a low level wc. Central heated towel rail.

Bedroom 3. 16'3" max x 14'1" (4.95m max x 4.29m)

With stripped exposed beams, this lovely bedroom has a window to the front enjoying the most picturesque of views. Central heating radiator.

Gardens

To the front is a neat terraced garden including Yorkshire Stone flagging, a well stocked garden with a selection of shrubs and bushes. Moving to the rear is a delightful courtyard garden that enjoys a southerly aspect, enclosed by walling and fencing.

Parking & Garage

The properties on Chevin Terrace have parking directly to the rear of their properties. In addition this house benefits from having a garage with parking in front of it, found at the beginning of the lane.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

Located within the beautiful Otley Conservation Area.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 D. 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.



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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.

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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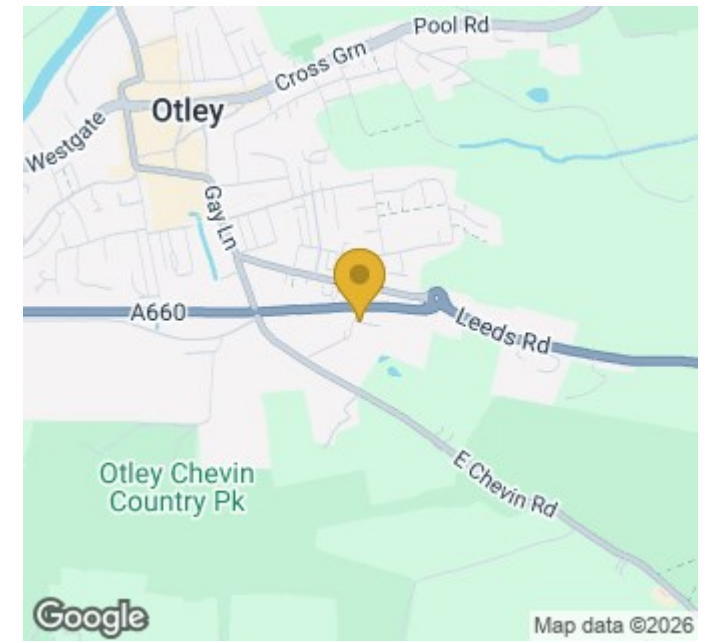
Total Area: 175.8 m² ... 1892 ft²

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(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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