



102 ALBION STREET, OTLEY LS21 1DA

Asking price £300,000

FEATURES

- Beautifully Presented 3 Bedroom Inner Terraced House
- Smart Modern Garden Room With Bi-Folding Doors Seamlessly Connecting The Inside With The Outside
- Well Appointed Kitchen With A Built In Oven And Hob
- Well Placed For The Local Schools And Just A few Minutes Walk From The Town Centre
- Lovely Westerly Facing, Fully Enclosed Garden To The Rear
- Stylish Modern Bathroom Fitted With A Three Piece Suite Including A Walk In Shower
- Light and Airy Sitting Room With Oak Flooring And A Focal Fireplace
- EPC Rating C / Tenure Freehold / Council Tax Band B



**SHANKLAND
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3 Bedroom House - Terraced located in Otley

Three double bedroom inner terraced located on the ever popular lower Albion Street in the charming town of Otley, this delightful terraced house offers a perfect blend of modern living and period character. Built in the early 1900's, the property spans an impressive 925 square feet and is arranged over three well-proportioned floors, providing ample space for comfortable family living. The property benefits from having had a new roof in 2020 amongst its many attributes.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home, having beautiful oak flooring and a focal fireplace. The smart modern kitchen is a highlight, featuring contemporary fittings that make cooking a pleasure. The property boasts three spacious bedrooms, ideal for families or those seeking extra space for guests or a home office. The modern bathroom is fitted with a large walk-in shower, ensuring convenience and style.

One of the standout features of this home is the fantastic lower floor, which includes a beautiful garden room. This inviting space is perfect for relaxation or entertaining, with bi-folding doors that seamlessly connect the indoors to the lovely west-facing garden. The fully enclosed garden is a true gem, providing a private oasis for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the sun.

The location is equally appealing, situated just a short walk from Otley's vibrant town centre. Residents will benefit from an excellent array of amenities, including shops, cafes, and parks, making it an ideal spot for those who appreciate convenience and community.

In summary, this deceptively spacious terraced house on Albion Street is a wonderful opportunity for anyone looking to settle in a charming area with modern comforts and a lovely outdoor space. Don't miss the chance to make this delightful property your new home.

To arrange your viewing of this fine 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:

Ground Floor

Sitting Room 13'7" x 13'3" (4.14m x 4.04m)

A lovely light and airy reception room having a focal fireplace to the chimney breast, oak flooring and a central heating radiator. Window and door to the front elevation.

Kitchen 10'4" x 7'8" (3.15m x 2.34m)

Fitted with a good number of wall and base units having worksurfaces over, a sink unit inset and tiled splash backs over. Built in electric oven and a four ring gas hob with an extractor hood over. Space and plumbing for a dishwasher, a central heating radiator and window looking out over the rear garden.

Lower Ground Floor

Garden Room 7'9" x 9'5" (2.36m x 2.87m)

A lovely light and airy room with bi-folding doors and windows to the private rear garden combining the inside with the outside. Polished floorboards and a central heating radiator.

Bedroom 3. 10' x 7'5" (3.05m x 2.26m)

Central heating radiator and a window to the rear elevation.

Dressing Area

Useful area off of the bedroom having a central heating radiator.

Walk In Store 12'10" x 6'7" (3.91m x 2.01m)

A valuable area with light and power points.

Utility Room

Fitted wall and base unit with a worksurface over and a sink unit inset. Space and plumbing for a washer and a condensing tumble dryer.

First Floor

Bedroom 1. 13'3" x 9'3" (4.04m x 2.82m)

Focal fireplace, a central heating radiator and a window to the front elevation.



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Bedroom 2. 10'3" x 6'8" (3.12m x 2.03m)

Built in cupboard/wardrobe, a central heating radiator and a window looking over the rear garden.

Bathroom

Fitted with a smart modern three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Complemented by tiling to the walls, a tall central heated towel rail and an extractor fan.

Garden

A lovely feature with the property is the westerly facing garden to the rear, private and fully enclosed creating the perfect area to enjoy those summer afternoons and early evenings. The garden includes neat Indian Stone flagging, raised borders with a selection of trees, shrubs and bushes adding to the year colour and privacy.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Otley Conservation Area

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 - High (please note this rating is being investigated as two houses down (in house number) it is low risk and three houses up (in house number) they are also rated as very low risk - all of which are on the same bit of the road surface - the Environment Agency have also confirmed in writing that they have no records of flooding at this address as have Leeds City Council)
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>



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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>

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

Offer Acceptance & AML Regulations

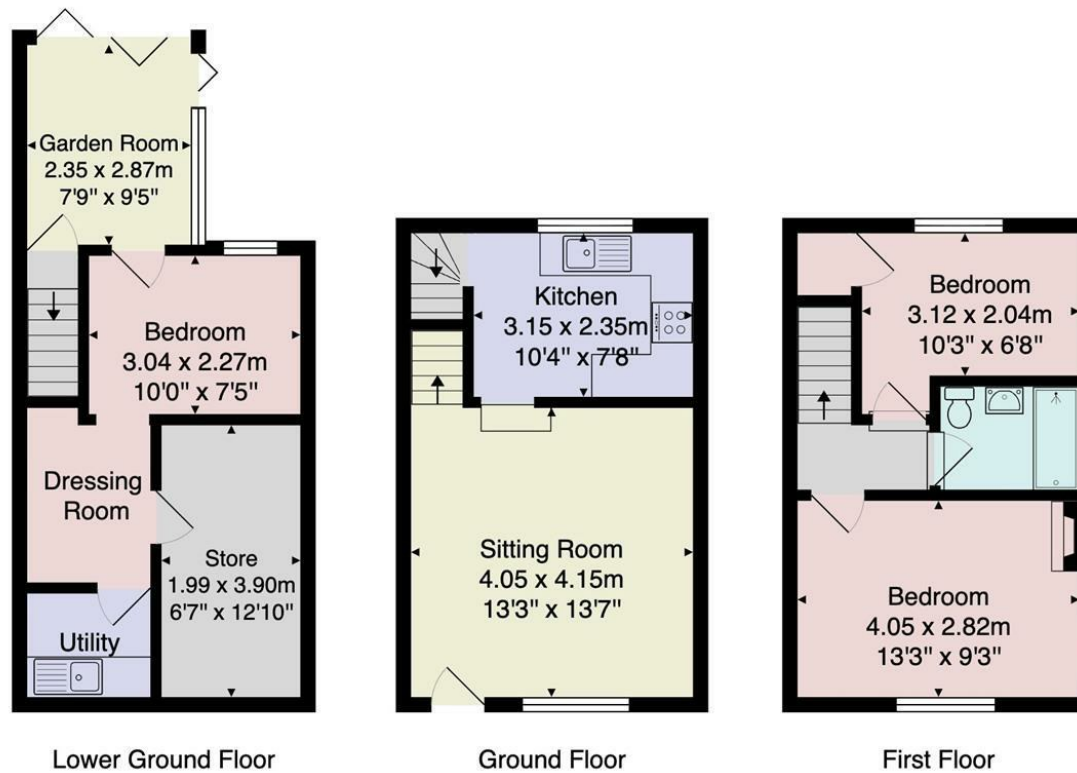
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 85.9 m² ... 925 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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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