



16 GUYCROFT, OTLEY LS21 3DS

Asking price **£275,000**

FEATURES

- Victorian Stone Terraced Cottage Located Within A Very Popular Neighbourhood
- Two Double Bedrooms Plus An Occasional Attic Room
- Sitting Room With Oak Flooring And A Wood Burning Stove
- Dining Kitchen With A Built In Oven & Hob Included
- Three Piece House Bathroom With A Rolltop Bath
- Southerly Facing Garden & Private Off Road Parking
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Offered With The Advantage Of Having NO ONWARD CHAIN



SHANKLAND
 BARRACLOUGH
ESTATE AGENTS

Attractive 2 Bed + Attic Room Mid Terrace With Parking & A Southerly Facing Garden

Conveniently located in a peaceful location, yet just a short stroll from the town centre, this delightful mid-terrace Victorian home, built around 1878, offers a perfect blend of character and modern living. Spanning an impressive 1,001 square feet, the property boasts a spacious sitting room adorned with oak flooring and a cosy wood-burning stove, creating an inviting atmosphere for relaxation and entertaining.

The smartly appointed dining kitchen is ideal for culinary enthusiasts, providing a functional space for family meals and gatherings. The property features two generously sized double bedrooms, ensuring ample space for rest and privacy. Additionally, an occasional attic room presents a versatile opportunity, perfect for use as a home office or a creative space.

One of the standout features of this home is the attractive enclosed southerly facing garden, which offers a serene outdoor retreat, perfect for enjoying sunny days. Furthermore, the property benefits from valuable private driveway parking for one vehicle, adding convenience to your daily routine.

Offered with the advantage of having no onward chain, this property presents an excellent opportunity for both first-time buyers and those looking to downsize. With its blend of period charm and modern amenities, this Victorian house in Guycroft is a must-see for anyone seeking a comfortable and stylish home in a desirable location.

To arrange your viewing, 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:

Dining Kitchen 14'11" x 9'9" (4.55m x 2.97m)

Offering a good number of fitted wall and base units having solid wood worksurfaces over and a sink unit inset. Built in electric oven and hob with an extractor hood over, space and plumbing for both a dishwasher and a washing machine. Central heating radiator, tiled flooring, window and door to the driveway.

Sitting Room 14'11" x 13'1" (4.55m x 3.99m)

A lovely proportioned reception room with a feature exposed chimney breast with a warming wood burning stove inset. The room is complemented by attractive oak flooring, has a central heating radiator, window and door to the southerly facing garden.

Cellar

A useful area that has light and power supplied.

First Floor Landing

With access to the follow rooms:

Bedroom 1. 14'11" x 13'1" (4.55m x 3.99m)

Light and airy having two windows looking over the garden and central heating radiator.

House Bathroom

Fitted with a three piece suite in white comprising a rolltop bath with claw feet, a wash hand basin and a low level wc. Complemented by tiling to the walls and floor, a chrome central heated towel rail, extractor fan and a window.

Bedroom 2. 9'11" x 9'9" (3.02m x 2.97m)

Central heating radiator and a window. Access door to a staircase that leads up to the occasional attic room.

Occasional Attic Room 14'11" x 14'6" max (4.55m x 4.42m max)

A very useful space having a pitched ceiling with two Velux styled windows inset and a central heating radiator.

Garden And Parking

The property benefits from having a southerly facing fully enclosed garden area to one



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

side, whilst to the other is a neat stone flagged driveway providing valuable off road parking for the house.

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.

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>

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: Off Road
Located Within The Beautiful Otley Conservation Area

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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

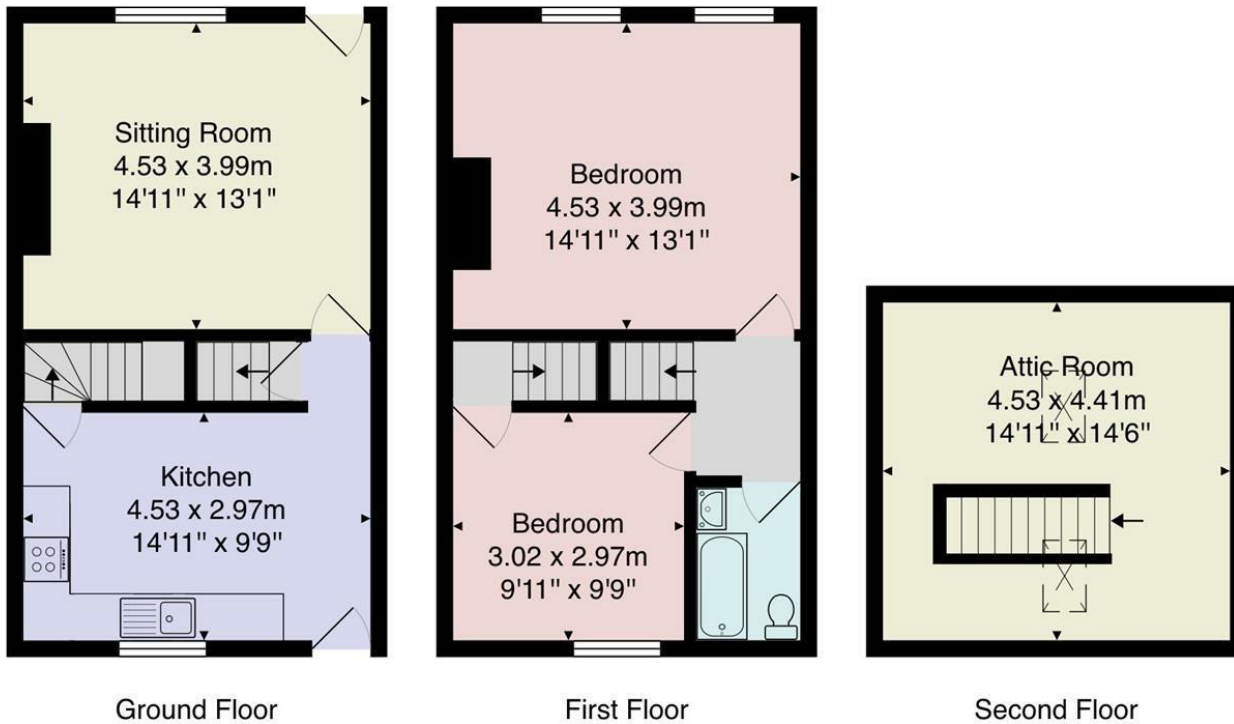
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 93.0 m² ... 1001 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		83
(69-80) C		
(55-68) D	67	
(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@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

