



24 BANK PARADE OTLEY LS21 3DY

Asking price £270,000

FEATURES

- Stone Built Mid-Terrace With Rear Yard
- Would Now Benefit From Modernisation
- Breakfast Kitchen With Feature Yorkshire Stone Flooring
- Offered With The Advantage Of Having No Onward Chain
- Four Double Bedrooms & House Bathroom
- Light & Airy Sitting Room With Stone Fireplace
- Conveniently Located Just A Short Walk From The Town Centre & Waitrose
- Freehold / EPC Rating C / Council Tax Band C
- Located On A Tree Lined Street Within The Otley Conservation Area
- Ideal Opportunity For A Variety Of Buyers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Centrally Located 4 Beroomed Mid Terrace Property

Situated in a highly sought after residential area within walking distance of Otley Town Centre, this stone built mid-terrace house on Bank Parade presents an excellent opportunity for those seeking a spacious family home. Spanning an impressive 1,065 square feet, the property boasts four generously sized double bedrooms, making it ideal for families or those in need of extra space.

As you enter, you are welcomed into a bright reception room that sets the tone for the rest of the home. The breakfast kitchen features delightful Yorkshire stone flooring, adding a touch of character and warmth to the heart of the house. While the property would benefit from modernisation, it offers a blank canvas for potential buyers to create their dream living space.

One of the standout features of this property is its location on a picturesque tree-lined street within the Otley Conservation Area. This setting not only enhances the aesthetic appeal but also provides a sense of community and tranquillity. Additionally, the property is offered with the advantage of having no onward chain, allowing for a smoother transition for prospective buyers.

In summary, this mid-terrace house on Bank Parade is a fantastic opportunity for those looking to invest in a spacious home in a desirable area. With its four double bedrooms, charming features, and potential for modernisation, it is a property that should not be missed.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

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

Sitting Room 13'4" x 12'5" (4.06m x 3.78m)

With a feature stone fireplace having a fitted gas fire (currently capped off), two wall lights points and laminate flooring. double glazed entrance door, radiator and window to the front elevation.

Kitchen 11'7" x 9'4" (3.53m x 2.84m)

With a range of base and wall units incorporating cupboards, drawers and work surfaces. Inset stainless steel sink unit, integrated electric oven with a four ring gas hob having an extractor over. Space for an under counter appliance, plumbing for an automatic washing machine, radiator, recessed spotlights and stone floor. Access to the cellar and stairs up to the first floor, window to the rear elevation and door out to the rear yard.

Lower Ground Floor

Cellar

A useful store cellar housing the gas fired central heating boiler.

First Floor

Landing

With stairs up to the second floor.

Bedroom 1. 12'5" x 10'6" (3.78m x 3.20m)

A good sized double bedroom with fitted wardrobes, radiator and window to the front elevation.

Bedroom 4. 9'4" x 8'5" (2.84m x 2.57m)

Another generous bedroom which could also be utilised as an office for those working from home with radiator and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower attachment, low suite w.c and pedestal wash hand basin. Part tiled walls and radiator.

Second Floor

Bedroom 2 13'0" x 12'5" (3.96m x 3.78m)

Double bedroom with radiator and dormer window to the front elevation.

Bedroom 3. 12'5" x 9'2" (3.78m x 2.79m)

With radiator and velux window to the rear elevation.



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Outside

To the rear of the property there is an enclosed yard with outside tap. There is the potential for the rear yard to be used as an off road parking space with access off Granville Mount.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street (Potential For Rear Yard To Be Used For Off Road Parking)

Located Within The Otley Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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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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.

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.

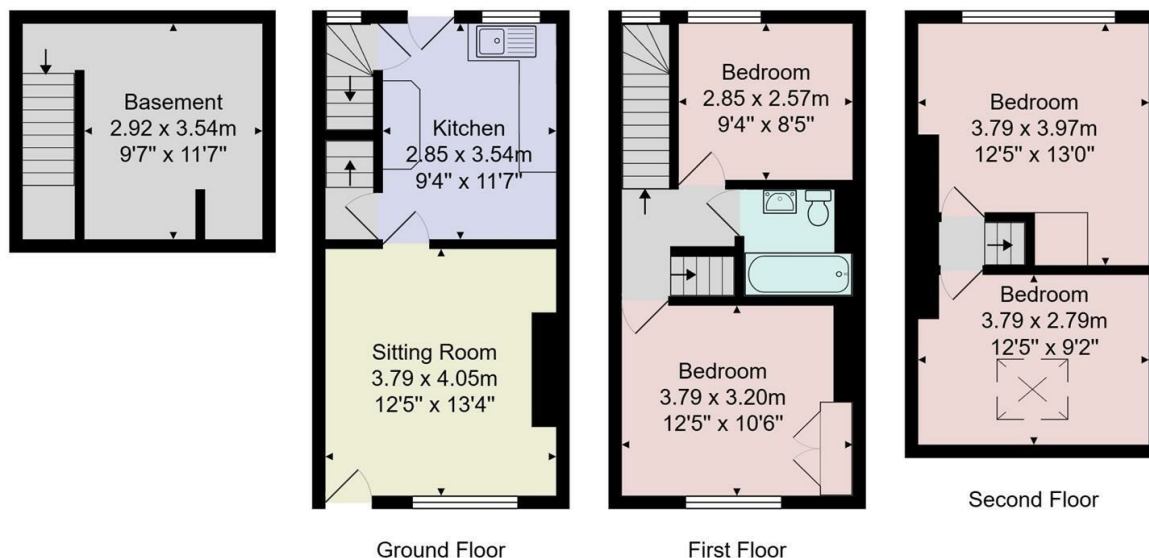
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 98.9 m² ... 1065 ft²

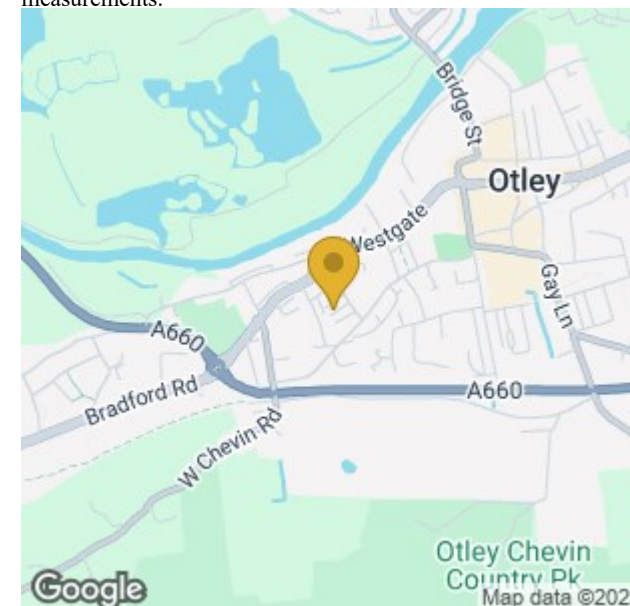
All measurements are approximate and for display purposes only.

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		
(81-91) B		82
(69-80) C	69	
(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.



Call us on 01943 889010
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