



33 GUYCROFT, OTLEY LS21 3DS

Asking price £275,000

FEATURES

- Well Proportioned Stone Built Inner Terraced House
- Spacious Four Piece House Bathroom
- Dining Kitchen With Built In Oven & Hob
- EPC Rating D / Council Tax Band B / Tenure Freehold
- Three Good Sized Bedrooms
- Two Reception Rooms, A Sitting Room And A Garden Room
- Useful Cellar Storage Space, Neat Gardens To The Front & Westerly Facing Rear
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

Nestled in the charming area of Guycroft, Otley, this attractive mid-terrace house presents a wonderful opportunity for those seeking a spacious family home. Spanning an impressive 1,082 square feet, the property boasts well-proportioned living accommodation spread over three floors, ensuring ample space for comfortable living.

Upon entering, you will find two inviting reception rooms, including a delightful sitting room perfect for relaxation and a garden room that offers a lovely view of the enclosed gardens. The ground floor is completed by way of a dining kitchen. The property features three double bedrooms, providing plenty of room for family or guests. The large bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this home is the attractive gardens to both the front and rear which offer a serene outdoor space, with the potential for creating private off-road parking, as seen in many neighbouring homes, subject to the necessary planning approvals.

Offered with the advantage of no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer, a family or someone looking to invest, this home in Guycroft is a fantastic choice, combining character, space, and potential in a desirable location. Don't miss the chance to view this lovely home and envision the possibilities it holds.

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:

Ground Floor

Dining Kitchen 12'6" x 10'2" (3.81m x 3.10m)

Fitted with a range of wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and gas hob, space and plumbing for a slimline dishwasher and a window to the front elevation.

Sitting Room 13'7" x 13'4" (4.14m x 4.06m)

Having a focal gas stove to the chimney breast, a central heating radiator, picture rails and cornicing complementing the decorations. Window and a door to the sun room

Sun Room 10'8" x 8'2" (3.25m x 2.49m)

A very useful addition having windows and French doors to the westerly facing rear garden.

Basement

Cellar 12'6" x 10'3" (3.81m x 3.12m)

Providing light and power.

Reduced Height Cellar Storage 12'1" x 8'8" (3.68m x 2.64m)

With a light point.

First Floor Landing

Window to the front elevation, a central heating radiator and ceiling cornicing.

Bedroom 1. 13'7" x 13'4" max (4.14m x 4.06m max)

Having built in wardrobes to both alcoves, a central heating radiator, ceiling cornice and a window looking over the rear garden.

House Bathroom

A spacious house bathroom fitted with a four piece suite in white incorporating a shower cubicle, a panelled bath, wash hand basin to a vanity unit and a low level wc. Complemented by fully tiled walls, a useful built in linen cupboard, a central heating radiator and a window to the front elevation.

Second Floor Landing

Bedroom 2. 13'4" max x 10'7" max (4.06m max x 3.23m max)

Having built in wardrobes and a dressing table, a central heating radiator and a dormer window to the rear offering great views.

Bedroom 3. 10'7" max x 6'11" (3.23m max x 2.11m)

Built in wardrobe, a central heating radiator and a dormer window to the front elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

The front garden is enclosed by stone walling and includes a raised bed and a timber shed. Moving around to the rear is a larger garden, enjoying a westerly aspect, perfect for the afternoon and early evening summer sunshine. The garden has a raised stone flagged patio directly from the sun room, with steps down past an ornamental pond and to a lawned garden with a selection of shrubs and bushes to the borders, a timber shed and fencing enclosing. Beyond the garden is a rear access lane for the row, which some of the houses have utilised and taken part of the garden away to create private driveway parking.

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

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.gov.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 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Street Parking

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

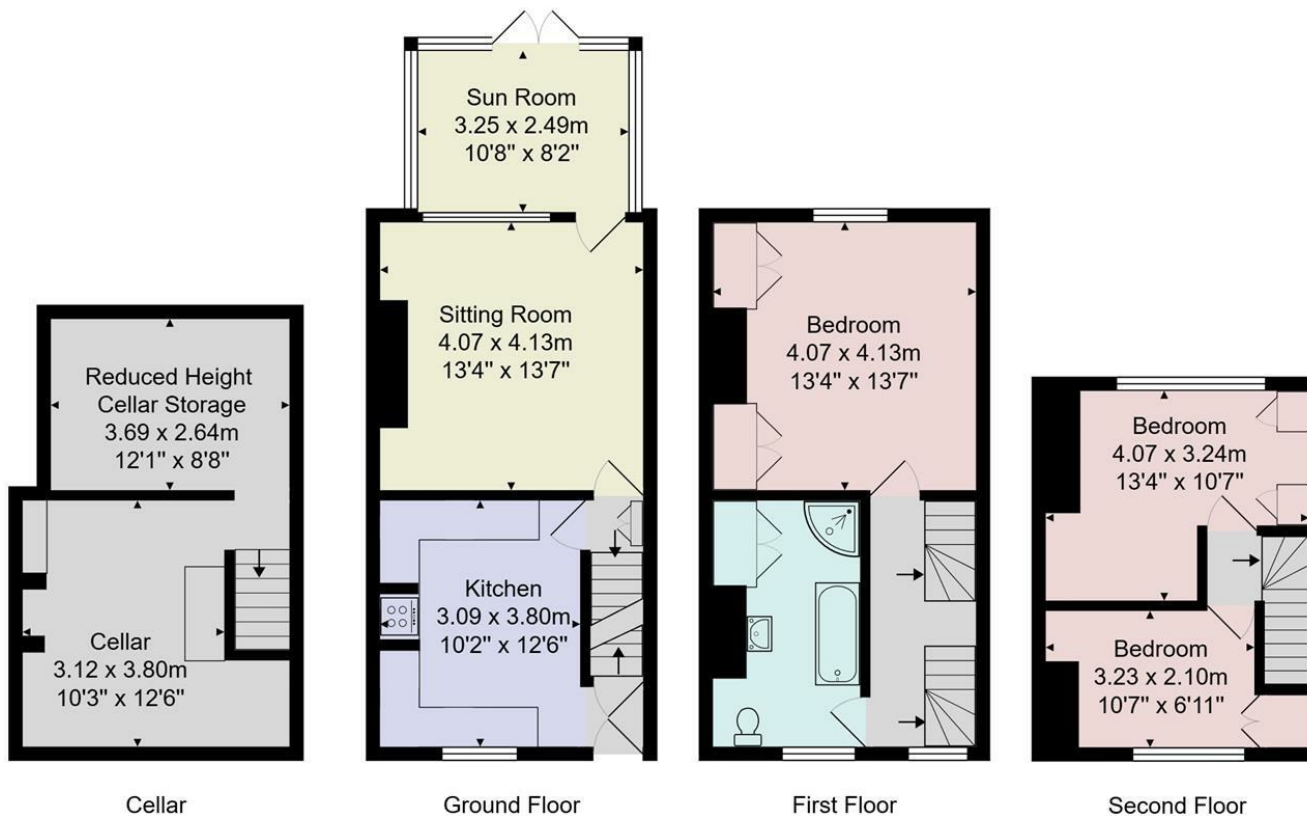
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 122.8 m² ... 1322 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.

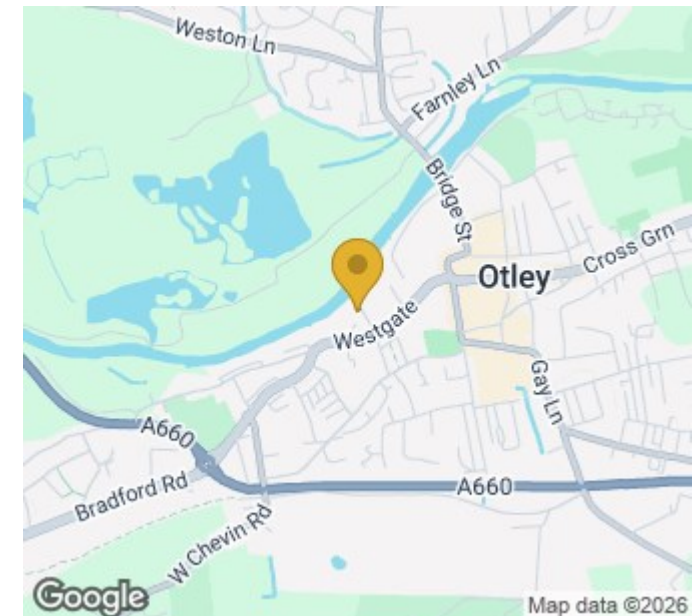
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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

84

66

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

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS