



# 10 MANOR STREET, OTLEY LS21 1AX

## Asking price £425,000

### FEATURES

- Beautifully Presented Stone Built Inner Terraced House With A Westerly Facing Rear Garden
- Originally Four Double Bedrooms But Currently Three Including A Fantastic Principle Suite To The Top Floor
- Two Combined Reception Rooms With Extensive Built In Storage And A Wood Burning Stove
- A Smartly Appointed Extended Kitchen With Integrated Appliances And French Doors To The Garden
- A House Bathroom To The First Floor And An En-Suite To The Principle Bedroom On The Top Floor
- Charm, Character And Convenience The Three Words That Sum Up This Fine Home
- Conveniently Located Within Easy Walking Of The Towns Shops, Cafes & Amenities
- EPC Rating D / Tenure Freehold / Council Tax band D



# Stunning Stone Built Terraced House In The Heart Of Otley

Conveniently located on the charming Manor Street in Otley, this mid-terrace house offers a delightful blend of character and modern living. Spanning an impressive 1,289 square feet, the property boasts two combined spacious reception rooms, perfect for both relaxation and entertaining. With three very well-proportioned bedrooms, including a stunning principal suite on the top floor complete with a modern en-suite bathroom, this home is designed for comfort and convenience.

The heart of the home is undoubtedly the smartly appointed extended kitchen, featuring integrated appliances that cater to all your culinary needs and with French doors that lead out to the enclosed rear garden. The first-floor bathroom is equally modern, ensuring that both family and guests enjoy a touch of luxury.

One of the standout features of this property is its beautifully presented interior, which has been thoughtfully modernised while retaining its charming character. It is truly ready for you to move straight in and make it your own.

The location is exceptionally convenient, just a few minutes' walk from Otley's vibrant town centre, where you will find an excellent array of shopping outlets and delightful cafes. Families will appreciate the proximity to local schools, and for those who enjoy the outdoors, lovely countryside walks are easily accessible.

Completing this wonderful home is a westerly facing garden to the rear, ideal for soaking up the afternoon and early evening sunshine during the summer months. This property is a rare find, offering a perfect balance of modern amenities and traditional charm in a sought-after location.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

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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:

#### Entrance

Via an outer door to the front elevation, with the staircase to the first floor and a door to the ground floor living space.

#### Sitting & Dining Room 25'10" x 14'2" maximum (7.87m x 4.32m maximum)

These two well proportioned reception rooms have been combined to create the perfect relaxation and entertaining space. The focal point to the room is the wood burning stove inset to the chimney breast and with extensive bespoke built cupboards and book shelving to the alcoves, storage is not an issue. The room is further complemented by beautiful deep moulded ceiling cornicing, has two central heating radiators and windows to the front elevation.

#### Kitchen 13'5" x 8'8" (4.09m x 2.64m)

Comprehensively fitted with a smart modern range of kitchen units having worksurfaces over and a sink unit inset. Built in electric oven with a four ring gas hob and an extractor hood over, together with an integrated dishwasher included. Light and airy having a Velux window to the pitched roof, French doors and a further window to the enclosed westerly facing rear garden. Central heating radiator.

#### Cellar

There is a small cellar accessed from a staircase off of the reception room.

#### First Floor Landing

With access to the following rooms:

#### Bedroom 2 12'5" x 11'4" (3.78m x 3.45m)

With a focal fireplace to the chimney breast, a central heating radiator and a window to the rear elevation.

#### Bedroom 3. 12'11" x 8'4" (3.94m x 2.54m)

Central heating radiator and a window to the front elevation.



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### House Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level w.c. Built in cupboard that conveniently has plumbing for a washer. Central heating radiator, an extractor and a window to the rear elevation.

### Top Floor

#### Principle Bedroom 25'10" x 11'3" (7.87m x 3.43m)

With potential to be made into two bedrooms, subject to gaining the required approvals and regulations) A real sanctuary, this fabulous principle bedroom suite covers the whole of the top floor and includes built in storage, two central heating radiators, window to the front elevation and a Velux styled window to the rear.

### En-Suite

Fitted with a smart modern three piece suite that includes a walk in shower with a glazed screen, a wash hand basin and a low level w.c. Chrome central heated towel rail and a Velux styled window.

### Outside

Externally the house has a small garden area to the front with stone walling and a gate. To the rear the garden enjoys a westerly aspect and includes a decked patio, to an easy to manage garden with a raised sleeper central display and edging, with gravel surrounding and a stone patio to a pergola, all enclosed by fencing and with a gate to the the rear access lane.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

### 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>



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**Council Tax**

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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

**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**

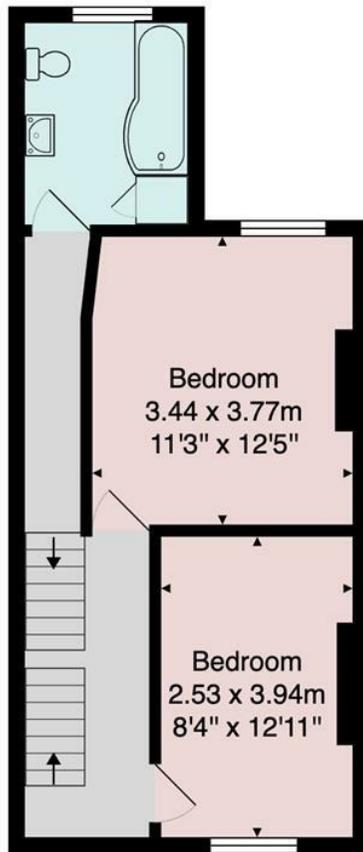
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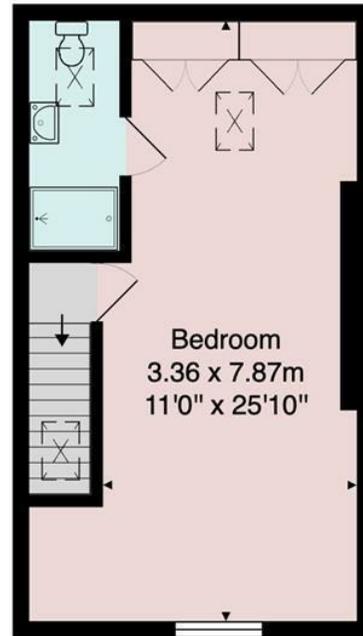
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Ground Floor



First Floor



Second Floor

Total Area: 119.7 m<sup>2</sup> ... 1289 ft<sup>2</sup>

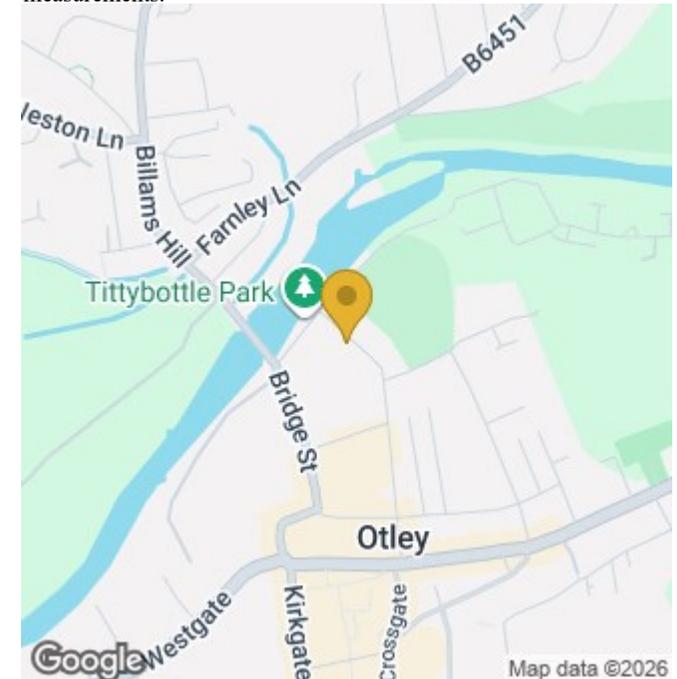
All measurements are approximate and for display purposes only.

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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			
		66	82
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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