



49 ORCHARD STREET, OTLEY LS21 1JU

Asking price £230,000

FEATURES

- Lovely Character Stone Built Victorian Terraced House
- Smart Modern Dining Kitchen With Built In Appliances
- Two Bedrooms, Both Good Doubles With Exposed Polished Floorboards
- Within Easy Walking Distance Of The Town Centre Amenities
- Sitting Room With Exposed Yorkshire Stone Flagged Flooring And A Wood Burning Stove
- Four Piece House Bathroom Including A Bath And A Shower Cubicle
- Stone Flagged Garden, Fully Enclosed By Fencing
- EPC Rating D / Tenure Freehold / Council Tax Band B



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2 Bedroom House - Mid Terrace located in Otley

Well placed on Orchard Street in the charming town of Otley, this delightful mid-terrace house offers a perfect blend of character and modern living. Victorian built, the property spans an impressive 950 square feet and is ideally situated just a short stroll from the town centre, providing easy access to a fantastic array of amenities.

Upon entering, you are welcomed into a lovely character sitting room, featuring exposed Yorkshire stone flagged flooring and a cosy wood-burning stove, creating a warm and inviting atmosphere. This space is perfect for relaxing or entertaining guests.

The lower ground floor hosts a smart modern dining kitchen, designed for both functionality and style, making it an ideal space for culinary enthusiasts. The property boasts two well-proportioned double bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The four-piece house bathroom to the first floor is a standout feature, complete with a panelled bath and a separate shower cubicle, ensuring convenience and comfort for all residents.

Outside, the attractive enclosed garden enjoys a westerly aspect, perfect for soaking up the afternoon sun or enjoying al fresco dining during the warmer months. This outdoor space offers a peaceful retreat from the hustle and bustle of daily life.

In summary, this charming property on Orchard Street presents an excellent opportunity for those seeking a characterful home in a central location. With its blend of traditional features and modern amenities, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

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

Sitting Room 14' x 13'5" (4.27m x 4.09m)

A lovely character reception room that has the original Yorkshire stone flagged flooring, a focal oak beamed surround to the chimney breast with a warming wood burning stove inset. Central heating radiator, window and door to the front elevation.

LOWER GROUND FLOOR

Dining Kitchen 15'11" max x 14' (4.85m max x 4.27m)

A smartly appointed kitchen with a good range of modern fitted wall and base units having solid wood worksurfaces over and a Belfast sink unit inset. Integrated dishwasher included, space for a range style cooker and space for a fridge-freezer. Central heating radiator and a glazed outer door to some steps that lead into the garden.

FIRST FLOOR

Landing

With access to the following rooms:

Bedroom 1. 13'5" x 11'1" (4.09m x 3.38m)

Built in cupboard providing excellent storage space, lovely exposed and polished floorboards, a window to the front elevation and a central heating radiator.

House Bathroom

A spacious bathroom, fitted with a four piece suite comprising a panelled bath, a corner shower cubicle, wash hand basin to a vanity unit and a low level wc. Central heated towel rail and a window.

SECOND FLOOR

Bedroom 2. 17'11" max x 10'5" max (5.46m max x 3.18m max)

Exposed and polished floorboards, a dormer window to the front elevation and a central heating radiator.

Outside

The property enjoys a very pleasant and fully enclosed garden with a westerly aspect. The garden is predominately stone flagged together with a tree and shrubbery.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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 / 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: On Street
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



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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

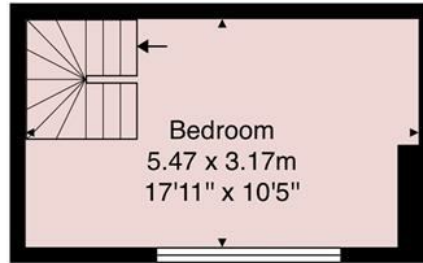
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



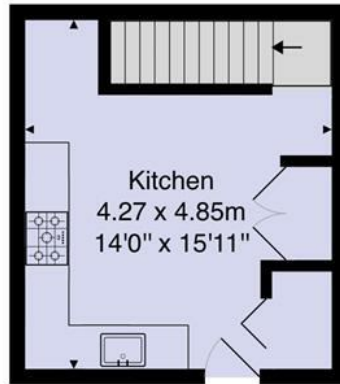
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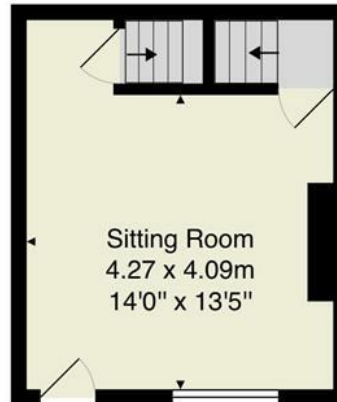
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total Area: 88.2 m² ... 950 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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T: Call us on 01943 889010

E: info@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
plus A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(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.

