



# 40 CARLTON STREET, OTLEY LS21 1JP

Asking price £200,000

## FEATURES

- Attractive Stone Built Inner Terraced House
- Light and Airy Sitting Room With Exposed Fireplace To The Chimney Breast
- Four Piece House Bathroom Including A Bath And A Shower Cubicle
- EPC Rating D / Tenure Freehold / Council Tax Band B
- Three Bedrooms, One First Floor And Two Further To The Top Floor
- Dining Kitchen With A Built In Oven And Hob
- Enclosed Garden With Attractive Indian Stone Flagging
- Offered With The Advantage Of Having NO ONWARD CHAIN



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# 3 Bedroom House - Terraced located in Otley

Carlton Street is a charming character location in the town of Otley. This delightful terraced house presents an excellent opportunity for those seeking a character home within a very popular neighbourhood. With no onward chain, the property is ready for immediate occupation, allowing for a smooth transition into your new abode.

This well-proportioned residence boasts three bedrooms, providing ample space for families or those wishing to have a guest room or home office. The layout is thoughtfully arranged over four floors, ensuring that each room feels spacious and inviting. The heart of the home is undoubtedly the expansive dining kitchen, perfect for entertaining friends and family, while the lovely sitting room, featuring an exposed fireplace, offers a warm and cosy atmosphere for relaxation.

The house bathroom is a true highlight, equipped with a four-piece suite that includes both a luxurious bath and a convenient walk-in shower, catering to all your bathing needs.

Situated just a short stroll from the town centre, residents will enjoy easy access to a variety of excellent amenities, including shops, cafes, and parks, making it an ideal location for both convenience and leisure.

This property is a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in the vibrant community of Otley. Don't miss the chance to make this charming 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 16'1" max x 13'8" (4.90m max x 4.17m)

Via an outer door to the front elevation, this light and airy reception room has a focal exposed stone surround to the chimney breast with an electric fire inset, a central heating radiator, two windows and a half glazed door.

## Lower Ground Floor

### Dining Kitchen 16'1" max x 13'8" (4.90m max x 4.17m)

Offering an extensive range of fitted kitchen units having worksurfaces over and a sink unit inset. Built in electric oven and hob, plumbing for a washing machine, the central heating boiler to one cupboard and a central heating radiator. Window to the front.

## First Floor

### Landing

Built in storage cupboard.

### Bedroom 1. 16'1" max x 11'3" (4.90m max x 3.43m)

Central heating radiator and a window to the front elevation.

### Bathroom WC

Fitted with a three piece suite in white comprising a panelled bath, a corner shower cubicle with glazed doors, a wash hand basin and a low level wc. The bathroom also includes a central heating radiator, an extractor and a window.

## Second Floor

### Landing

With access to the following rooms:

### Bedroom 2. 11'10" max x 10'9" (3.61m max x 3.28m)

Having a dormer window to the front elevation and a central heating radiator.

### Bedroom 3. 10'10" x 7' (3.30m x 2.13m)

Dormer window to the front elevation and a central heating radiator.

## Outside

To property has a neat private garden, enclosed by walling and fencing, laid in an Indian Stone and a with a timber storage shed.

## Tenure, Services And Parking

Tenure: Freehold



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All Mains Services Connected

Parking: On Street

### Council Tax

Leeds City Council Tax Band B. 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.

### 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>

### 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.

### 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.



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**Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

**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**

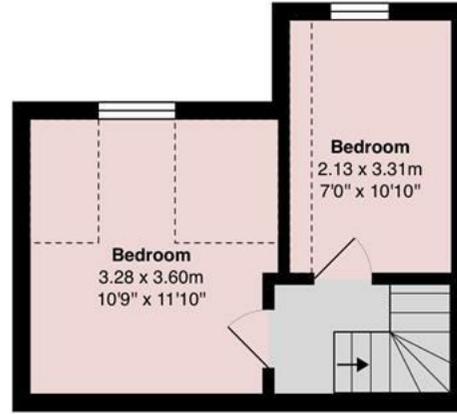
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



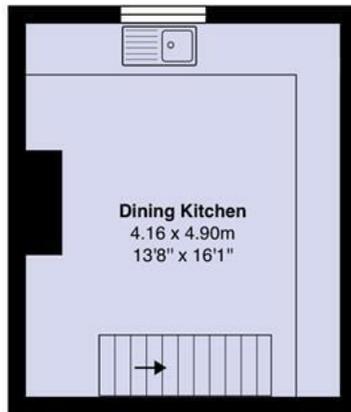
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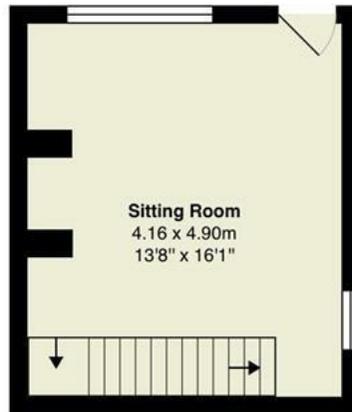
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total Area: 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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**T: Call us on 01943 889010**  
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**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

