



46 LEEDS ROAD, OTLEY LS21 1BT

Asking price £175,000

FEATURES

- Traditional Two Bedroom End Terraced House, Built In Natural Stone & Brick
- Offers Great Scope And Potential To Make A Good Sized Home
- Large Basement Area With Potential, Windows And External Door
- Current EPC Rating E / Tenure Freehold / Council Tax Band B
- In Need Of Complete Modernisation
- Property Benefits From Having Solar Panels For Better Energy Efficiency
- Wood Burning Stoves Fitted In Two Rooms
- OFFERED WITH NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom House - End Terrace located in Otley

Located on Leeds Road in the charming town of Otley, this spacious end terrace house presents a remarkable opportunity for those looking to create their dream home. Spanning an impressive 1,109 square feet in total, the property currently features two well-proportioned bedrooms and a comfortable reception room, providing ample space for both relaxation and entertaining.

This residence is in need of complete modernisation, allowing you to tailor the interiors to your personal taste and style. The property is offered with the significant advantage of having no onward chain, making the purchasing process smoother and more straightforward.

One of the standout features of this home is the inclusion of solar panels, which not only contribute to energy efficiency but also promise potential savings on utility bills. Additionally, the basement, complete with a window and rear door, offers further potential for development, whether as a storage area, workshop, or even a creative space.

The location is particularly convenient, situated just a few minutes' walk from the vibrant town centre of Otley. Here, you will find a delightful array of shops, cafes, and amenities, making daily life both enjoyable and accessible.

In summary, this end terrace house on Leeds Road is a blank canvas awaiting your vision. With its generous space, potential for modernisation, and good location, it is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Do not miss the chance to transform this property into a stunning 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 approximate room sizes, comprises:

GROUND FLOOR

Dining Kitchen 14'8" x 11'1" (4.47m x 3.38m)

Exposed chimney breast, older fitted kitchen units including a sink unit inset. Window and door to the front elevation.

Sitting Room 14'8" x 10'5" (4.47m x 3.18m)

Wood burning stove inset to the chimney breast. Window to the rear elevation.

LOWER GROUND FLOOR

Basement Room (Potential To Make Into Living Accom 14'8" x 11'10" (4.47m x 3.61m)
Wood burning stove to the chimney breast, a window and door to the rear elevation.

Cellar 14'8" x 10'11" (4.47m x 3.33m)

Window.

FIRST FLOOR

Landing

With access to the following rooms:

Bedroom 1. 14'8" x 11'1" (4.47m x 3.38m)

Two windows to the front elevation.

Bedroom 2. 13'8" max x 7'4" (4.17m max x 2.24m)

Window to the rear elevation.

Bathroom

Three piece suite with a bath, wash hand basin and a low level wc. Window to the rear.

Outside

To the front is a small walled garden. To the rear the property owns a section of the lane in line with the property.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services

Parking: On Street

Located Within The Otley Conservation Area

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 - 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>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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

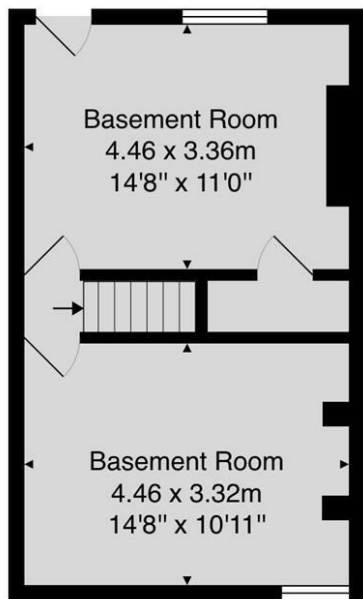
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

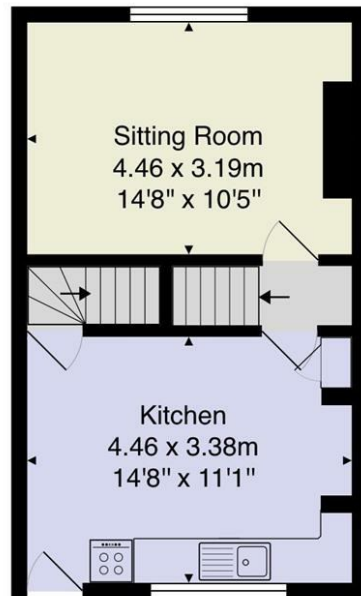
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



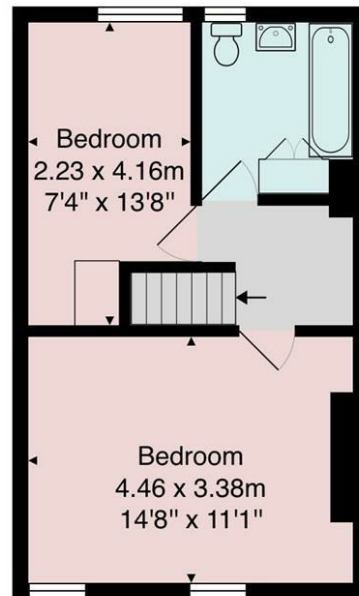
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Basement



Ground Floor



First Floor

Total Area: 103.1 m² ... 1109 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		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(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.



T: Call us on 01943 889010

E: info@shanklandbarracclough.co.uk

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