



8 GRANVILLE PLACE, OTLEY LS21 3EA

Asking price £295,000

FEATURES

- Beautifully Presented Stone Built Inner Terraced House
- Two Attractive Reception Rooms With A Wood Burning Stove To The Sitting Room
- Modern Three Piece House Bathroom Complemented By Modern Tiling
- Excellent Location Close To The Town Centre And Its Excellent Shops, Cafes And Bars
- Three Good Bedrooms Plus A Home Office
- Smartly Appointed Kitchen With An Integrated Fridge-Freezer And A Range Style Cooker
- Small Neat Gardens To The Front And Rear
- EPC Rating D / Tenure Freehold / Council Tax Band C



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ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

This stunning three bedroomed mid-terrace Victorian house, offers a perfect blend of period features and modern comforts. Spanning an impressive 1,253 square feet, arranged over three floors, the property is beautifully presented throughout, making it an ideal home for those looking to move straight in without the need for any renovations.

Upon entering the hallway, you are welcomed into two spacious reception rooms, where the inviting sitting room features a cosy wood-burning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the smartly appointed kitchen, which boasts a stylish range-style cooker, ideal for culinary enthusiasts and family gatherings alike.

The property comprises three well-proportioned bedrooms together with a very useful office, providing ample space for family living or guests. The thoughtfully designed modern three piece house bathroom is conveniently located on the middle floor, ensuring easy access for all.

One of the standout features of this home is its superb location. Just a short stroll from the town centre, residents can enjoy an outstanding array of local independent shops, bars, and cafes, making it a vibrant place to live. This property truly encapsulates the essence of comfortable living in a sought-after area, offering both charm and convenience. Don't miss the opportunity to make this lovely house your new home.

To arrange your viewing of this fine home, 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

Entrance Hall

Via an outer door to the front elevation into a vestibule with a further door then leading into the hallway.

Sitting Room 12'8" x 11'8" (3.86m x 3.56m)

A lovely reception room having a warming wood burning stove inset to the chimney breast, attractive moulded ceiling cornicing and rose. Central heating radiator and a window to the front elevation.

Dining Room 14'2" x 12'4" (4.32m x 3.76m)

Focal cast iron fireplace to the chimney breast, attractive wooden flooring, ceiling cornicing and rose. Central heating radiator and a window looking into the rear porch.

Kitchen 16'7" x 6'10" (5.05m x 2.08m)

A smartly appointed kitchen offering an extensive range of fitted modern kitchen units having worksurfaces over and a sink unit inset. The kitchen also includes an integrated fridge-freezer and a range style cooker with an extractor hood over, together with space and plumbing for both a dishwasher and a washing machine. Tall central heating radiator, windows to the rear and a door to the porch.

Rear Porch 6'8" x 4'3" (2.03m x 1.30m)

Patio doors open to the rear.

First Floor

Landing

Window to the rear and access to the following properties.

Bedroom 1. 15'6" x 12'8" (4.72m x 3.86m)

Having built in wardrobes to both alcoves, a focal fireplace place to the chimney breast, a central heating radiator and a window to the front elevation.

Bedroom 3. 9'9" x 7'6" (2.97m x 2.29m)

Central heating radiator and a window to the rear elevation.

Bathroom

Fitted with a smartly appointment three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled flooring and part tiled walling, a heated towel rail and an extractor fan.

Second Floor



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Bedroom 2. 15'6" x 9'8" (4.72m x 2.95m)

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

Office 10'1" x 6'0" (3.07m x 1.83m)

Velux window to the rear and a central heating radiator.

Outside

To the front is a neat gravelled garden with low stone walling. Moving around to the rear is an enclosed area with artificial grass for easier maintenance.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit 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 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.

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.

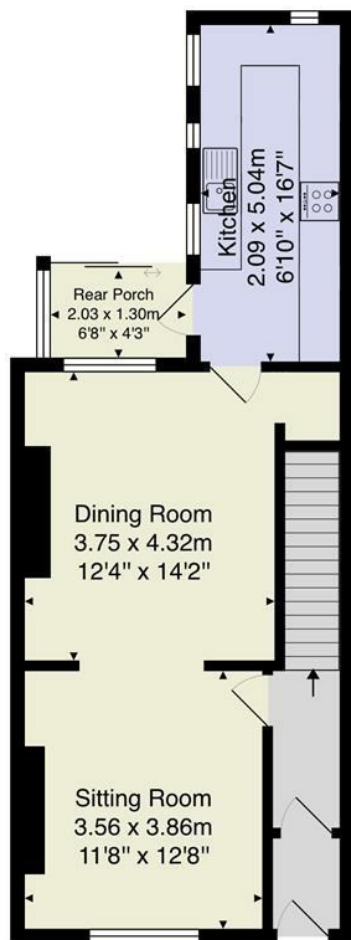
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

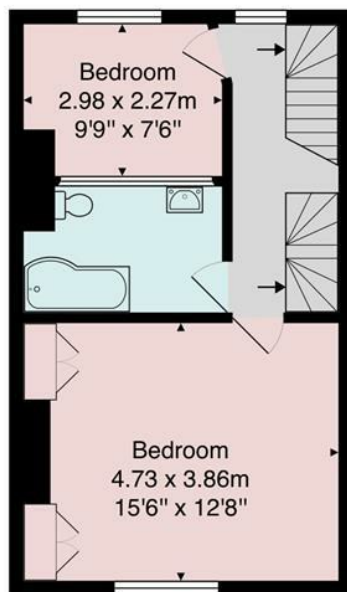
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



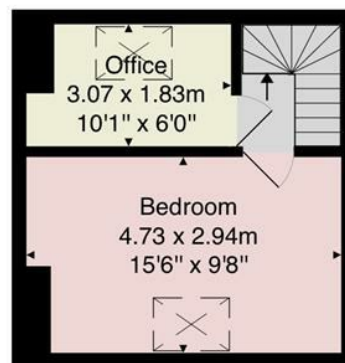
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Ground Floor



First Floor



Second Floor

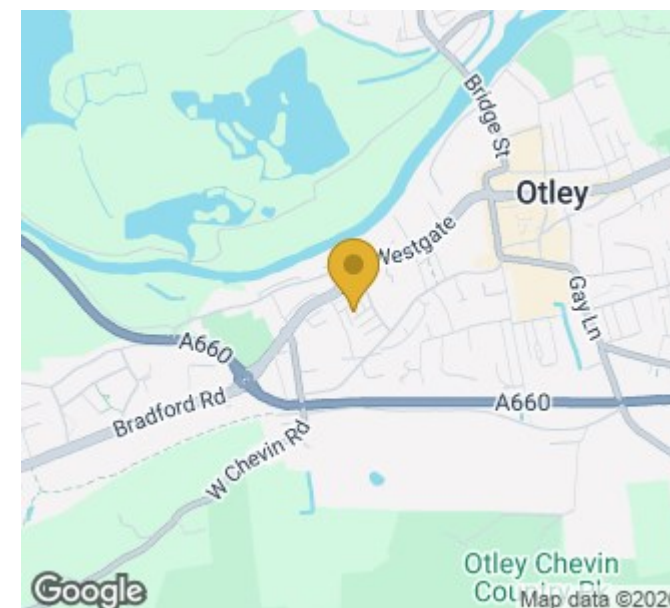
Total Area: 116.4 m² ... 1253 ft²

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
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.



Call us on 01943 889010
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