



61 ORCHARD STREET, OTLEY LS21 1JU

Asking price **£275,000**

FEATURES

- Completely Modernised Throughout Creating A Very Special Home Indeed
- A Beautiful Living And Dining Kitchen With Built In Appliances And A Wood Burning Stove
- Lower Ground Floor Sitting Room With Striking Acoustic Panelling
- Conveniently Located Just A Short Stroll From The Town Centre & Otley Chevin
- Three Excellent Sized Bedrooms
- Stylish Three Piece House Bathroom Complemented By Decorative Panelled Walls
- Fully Enclosed, Private Landscaped Garden
- EPC Rating C / Tenure Freehold / Council Tax Band B



SHANKLAND
BARRACLOUGH
ESTATE AGENTS

3 Bedroom House - End Terrace located in Otley

Conveniently located on Orchard Street in the charming town of Otley, this exquisite 3 bedroomed end-terrace Victorian house, built around 1877, has been completely modernised to an exceptional standard. Spanning an impressive 1,080 square feet, the property offers a delightful blend of period features and contemporary living, arranged over four thoughtfully designed floors.

As you enter from the stone built front porch, you are greeted by the beautifully appointed dining kitchen which is a true highlight, featuring built-in appliances and a cosy wood-burning stove to the chimney breast, creating an inviting atmosphere for family meals and gatherings. Located to the lower ground floor is a spacious reception room that exudes modern stylish features, perfect for both relaxation and entertaining.

The property boasts 3 well-proportioned bedrooms, providing ample space for a growing family or guests. The striking modern bathroom is adorned with attractive decorative panelling, adding a touch of elegance to your daily routine.

Outside, the landscaped garden is fully enclosed, offering a private sanctuary for outdoor enjoyment. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is a perfect retreat.

Conveniently located just a short walk from the town centre, residents can easily access a variety of shops, cafes, and amenities. Additionally, the stunning Otley Chevin Country Park is nearby, providing a picturesque setting for outdoor activities and leisurely strolls.

This property is a rare find, combining modern comforts with the charm of its Victorian heritage, making it an ideal home for those seeking a vibrant community and a beautiful living space.

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:

Entrance Porch

A stone built porch providing the perfect area to kick off those muddy boots and wet coats before entering the house.

Living & Dining Kitchen 15'5" x 13'1" (4.70m x 3.99m)

What better place than this to entertain family and friends. Offering an attractive range of fitted kitchen units having solid wood worksurfaces over and a sink unit inset. The kitchen includes an built in electric oven and hob, together with an integrated dishwasher. Focal wood burning stove inset to the chimney breast, a tall designer radiator and windows to the front and side elevations.

Sitting Room 15'8" x 12'11" (4.78m x 3.94m)

Having a modern themed acoustic panelled wall, where the owners currently have their tv mounted. Window to the front elevation and a central heating radiator.

First Floor Landing

Useful understairs storage cupboard and access to the following rooms:

Bedroom 1. 13'4" x 11'9" (4.06m x 3.58m)

Exposed and polished floorboards, a focal fireplace to the chimney breast, a built in wardrobe providing excellent hanging and storage space. Central heating radiator and a window to the front elevation.

Bathroom WC

Fitted with a smart modern three piece suite in white comprising a panelled bath with a shower over and tiled splash backs surrounding, a pedestal wash hand basin and a low level wc. Complemented by decorative wall panelling, a chrome central heated towel rail and a window to the front elevation.

Second Floor Landing

With access to the following rooms:

Bedroom 2. 16'4" x 7'9" (4.98m x 2.36m)

A central heating radiator and a window to the front elevation with Almscliffe Crag in the background.

Bedroom 3. 12'11" x 10'6" (3.94m x 3.20m)

Central heating radiator and a corner dormer window with Chevin views to the backdrop.

Outside

Beautifully landscaped garden, privately enclosed by fencing and stone walling, including an Indian Stone flagged patio, steps and path, a neat shaped lawn and stone built raised borders stocked with a lovely selection of shrubs and bushes.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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Council Tax Leeds

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
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.

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.



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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.

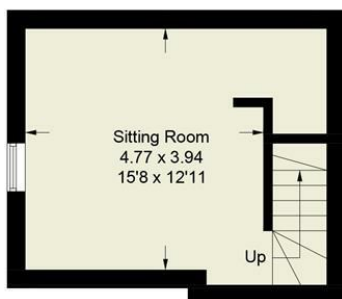


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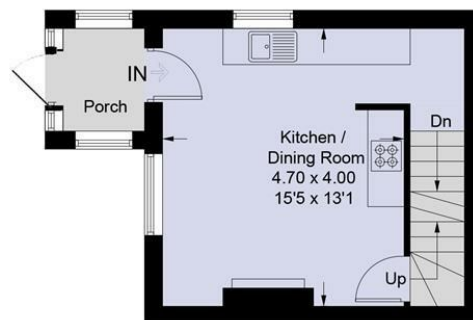
Orchard Street, Otley, LS21

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft
(Including Basement)

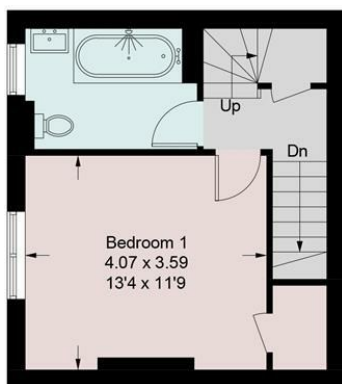
 = Reduced headroom below 1.5m / 5'0"



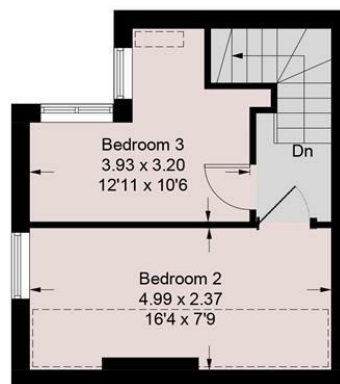
Basement



Ground Floor




First Floor



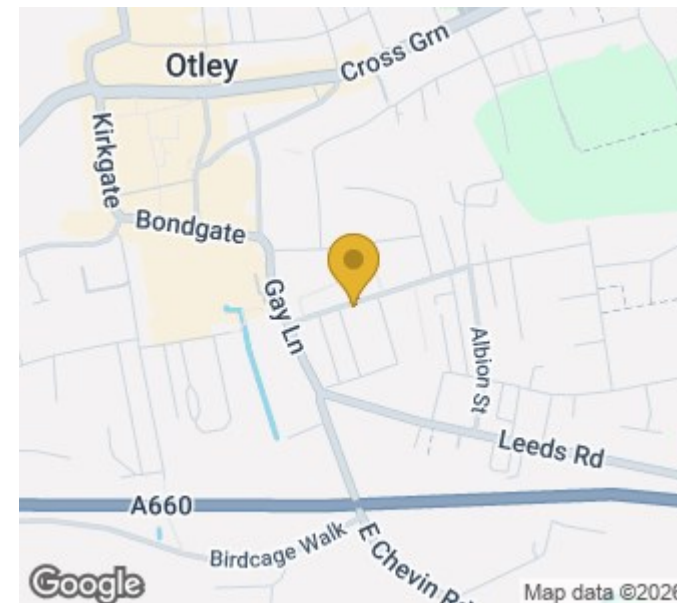
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(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.



T: Call us on 01943 889010
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