



14 SOUTH PARADE, OTLEY LS21 1BX

Asking price £285,000

FEATURES

- Smartly Presented Three Bedroomed Stone Built Inner Terraced House
- Sitting Room With Exposed Fireplace & A Wood Burning Stove
- Stunning House Bathroom With A Stand Alone Roll Top Bath & A Shower
- Enclosed Garden & Private Gravelled Drive Parking To The Rear
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Smartly Appointed Dining Kitchen With Integrated Appliances
- Useful Basement Cellar
- EPC Rating D / Tenure Freehold / Council Tax B



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Highly Attractive Three Bedroomed Stone Terraced House

A stunning three double bedroomed stone built inner terraced house offering beautifully presented accommodation over three floors finely balancing some attractive features with sympathetic modern fixtures and fittings throughout. Truly worthy of an early appointment to view and offered with the advantage of having NO ONWARD CHAIN, this fine inner terraced house will not disappoint. Beautifully presented, the accommodation is arranged over three floors and commences with a sitting room having a warming wood burning stove to the chimney breast and a smart fully integrated dining kitchen. A cellar below provides useful storage space. Moving up to the first floor we have the first of three double bedrooms and the luxurious house bathroom which includes a feature angled roll top bath with claw feet. To the top floor we have two further double bedrooms, one with a small en-suite making it an ideal guest room. To the rear is a neat paved patio garden & gravelled driveway providing valuable private parking. 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 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:

Sitting Room 13'8" x 13'3" (4.17m x 4.04m)

A lovely reception room having a warming multi-fuel stove inset to the chimney breast and with brick detailing and a stone lintel over. Attractive oak flooring, a central heating radiator, uPVC window and modern composite door to the front elevation.

Dining Kitchen 13'1" x 10'3" (3.99m x 3.12m)

A smart modern kitchen having a good range of fitted units with solid wood work surfaces over and a sink unit inset. The kitchen also includes an integrated fridge freezer and dishwasher, a built in electric oven, micro wave and a gas hob. The kitchen is complemented by oak flooring, a central heating radiator, uPVC window and uPVC door to the rear patio garden.

Basement Cellar

A very useful area providing great storage space, has plumbing for a washing machine, central heating radiator, light and power points.

First Floor Landing

Bedroom 1 13'3" x 10'9" (4.04m x 3.28m)

With feature exposed chimney breast, wood flooring, a central heating radiator and a uPVC window to the front elevation.

House Bathroom 13'1" x 10'3" (3.99m x 3.12m)

A large house bathroom having a focal free standing roll top bath to the centre of the room, a walk in shower cubicle, rectangular sink unit on a vanity unit and a low level w.c The bathroom has wooden flooring, a uPVC window to the rear, central heating radiator and a chrome central heated towel rail.

Second Floor

Bedroom 2. 13'5" x 10'10" (4.09m x 3.30m)

A perfect guest bedroom having an exposed brick chimney breast, wood flooring, Velux window to the front elevation and a central heating radiator. This bedroom also benefits from having a small en-suite off with a low level w.c and a wash hand basin.

Bedroom 3 13'5" x 12'9" (4.09m x 3.89m)

Velux window to the rear elevation, wood flooring and a central heating radiator.

Outside

To the rear is a small stone flagged garden area with stocked borders and a timber log store, beyond which is a valuable private gravelled driveway providing



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parking. In addition there is parking on the road to the front on South Parade itself.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Road Parking To The Rear
Located Within The Beautiful 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 1000 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>

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

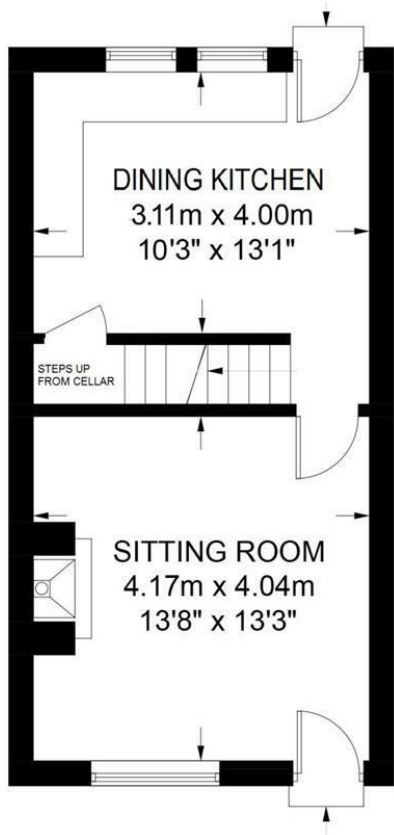
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

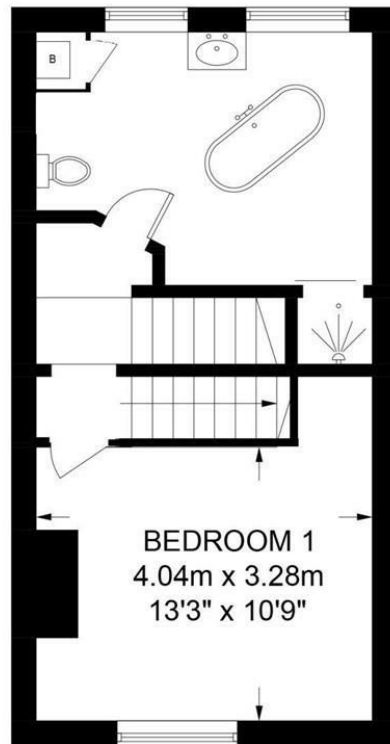
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



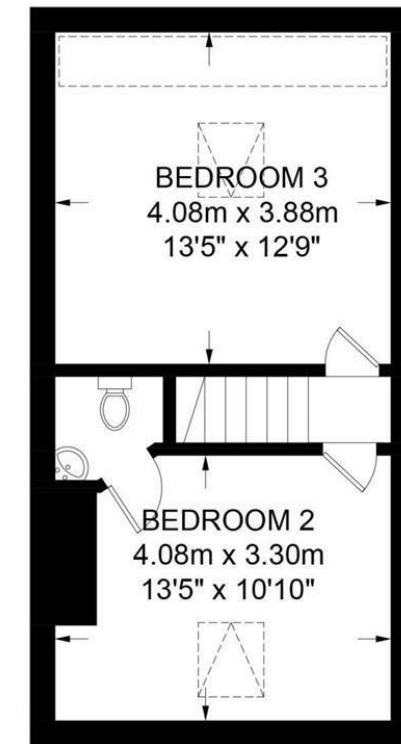
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GROUND FLOOR



FIRST FLOOR



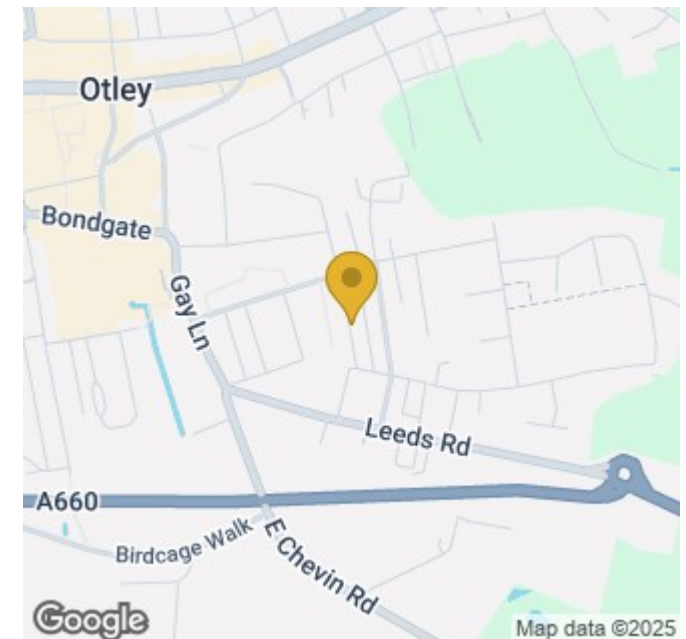
SECOND FLOOR

14 SOUTH PARADE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID390343)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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W: www.shanklandbarracclough.co.uk

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