



# 18 MANOR STREET OTLEY LS21 1AX Asking price £320,000

## FEATURES

- Traditional Stone Terrace
- Close to Otley Park and Riverside
- Close to Local Schools and Town Centre
- Enclosed Rear Garden
- Four Bedrooms
- Excellent Opportunity to Update
- Two Reception Rooms
- EPC Rating C / Council Tax Band D / Freehold



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# Excellent Renovation Opportunity - Central Four Bedroom Terrace

Nestled on Manor Street in the charming town of Otley, this stone built terraced house presents an exciting opportunity for those looking to create their ideal family home. With four spacious bedrooms and two inviting reception rooms, the property offers ample space for both relaxation and entertaining.

Although the house is in need of modernisation, it is priced to reflect this, allowing you to put your personal touch on the interiors and truly make it your own. The potential for transformation is significant, making it an ideal project for families or investors alike.

One of the standout features of this property is its advantageous position, being just a stone's throw away from the town centre. Here, you will find a variety of shops and amenities to cater to your everyday needs. Additionally, the picturesque riverside walks nearby provide a perfect setting for leisurely strolls. Families will appreciate the easy walking distance to local schools, including the highly regarded Prince Henry's Grammar School, known for its excellent educational standards.

This property is offered with the added benefit of no onward chain, allowing for a smoother transition into your new home. Viewings are strictly by prior arranged appointments, so do not hesitate to arrange a visit and explore the potential that this property has to offer. Embrace the chance to create a wonderful family haven in the heart of Otley.

## 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...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Vestibule

With stairs to the first floor and door to the sitting room.

#### Sitting Room 17'5" x 11'1" (5.31m x 3.38m)

A lovely spacious reception room with large window to the front, gas fire with marble surround, attractive moulded cornice and ceiling rose, and fitted store cupboard.

#### Dining Room 14'3" x 7'8" (4.34m x 2.34m)

With a part glazed wall separating from the sitting room allowing a good flow of light throughout, window to the rear and fitted store cupboards.

#### Kitchen 10' x 6'9" (3.05m x 2.06m)

Fitted with base and wall units, stainless steel sink unit, provision for a gas cooker, plumbing for a washing machine and space for an undercounter fridge. Window to the rear and door leading to the rear garden.

### First Floor

#### Bedroom 12'6" x 8'3" (3.81m x 2.51m)

A good sized bedroom with window to the front.

#### Bedroom 12'7" x 11' (3.84m x 3.35m)

Another good sized double room with fitted wardrobes and window to the rear.

#### Bathroom

Fitted with a large walk-in shower, low suite wc and pedestal wash basin. Part tiled walls, window to the rear and useful fitted store cupboard.

### Second Floor

#### Bedroom 15'8" x 10'3" (4.78m x 3.12m)

With window to the front elevation and fitted store cupboard.



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**Bedroom 14'3" x 9'5" (4.34m x 2.87m)**

With Velux window to the rear.

**Outside**

To the front, the property is set back from the pavement by a small walled flagged garden. To the rear of the property is an enclosed courtyard garden with gravelled area and concrete store with light and power supply.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Street, No Permit Required

**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>

**Council Tax Leeds**

Leeds City Council Tax Band D. 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.

**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.

**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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Total Area: 114.1 m<sup>2</sup> ... 1229 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(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.



Call us on 01943 889010  
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