



15 GRANVILLE PLACE, OTLEY LS21 3EA

Asking price £299,950

FEATURES

- Attractive Stone Built End of Terraced House Located Within A Very Popular Neighbourhood
- Large House Bathroom Fitted With A Four Piece Suite
- Smartly Appointed Kitchen With An Original Focal Range To The Chimney Breast
- EPC Rating E / Council Tax Band C / Tenure Freehold
- Three Double Bedrooms
- Character Sitting Room With A Wood Burning Stove & Original Stripped Cupboards
- Useful Basement Utility Area / Neat Enclosed Gardens Front & Rear
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom House - End Terrace located in Otley

Nestled in the delightful area of Granville Place, Otley, this charming end-terrace house presents an excellent opportunity for those seeking a comfortable home. With three well-proportioned bedrooms and a spacious reception room, delightful kitchen and a large house bathroom, this property is perfect for both relaxation and entertaining. The sitting room boasts a delightful wood-burning stove, creating a warm and inviting atmosphere, complemented by original pine cupboards that add character and charm.

The kitchen serves as a focal point of the home, featuring an original range set into the chimney breast, which enhances the aesthetic appeal. The large four-piece bathroom is a standout feature, offering both a walk-in shower and a bath, ensuring convenience and comfort for all family members.

One of the key advantages of this property is that it is offered with no onward chain, allowing for a smooth and straightforward purchase process. Additionally, its convenient location means that you are just a few minutes' walk from Waitrose and the vibrant town centre, which boasts an array of shops, bars, and restaurants, making it an ideal spot for those who enjoy the local amenities.

This end-terrace house in Granville Place is not just a property; it is a place where you can create lasting memories. With its charming features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Sitting Room 15'5" max x 13'11" (4.70m max x 4.24m)

A wonderful welcoming room, with large window and door to the front, and attractive inglenook fireplace with log burner inset and fitted cupboards to either side. including original stripped pine cupboards to one alcove. Wood effect flooring throughout. The room is further complimented by original moulded ceiling corning.

Kitchen 12'3" x 9'11" max (3.73m x 3.02m max)

With a fantastic focal point of the original cast iron range, which is still functional as an open fire, and traditional quarry tiled flooring. Base and wall units incorporating a stainless steel sink unit, gas oven and gas hob, space for an undercounter fridge. Central heating radiator.

Rear Vestibule

Quarry tiled flooring and a door to the rear garden. Staircase to the first floor.

Basement

Accessed via the kitchen is this nicely sized storage/utility space, having light and power supply, and plumbing for a washing machine.

Landing

With access to the following rooms:

Bedroom 1. 15'9" x 11'2" (4.80m x 3.40m)

An excellent sized master bedroom with large window to the front, decorative cast iron fireplace, and understairs cupboard providing a useful walk in wardrobe.

House Bathroom

Wonderfully spacious with large window to the rear allowing plenty of natural light. Fitted with a panelled bath with shower attachment, separate shower, low suite wc and pedestal wash basin. Tile effect flooring throughout, with part tiled walls, and heated towel rail. Deep louvred store cupboard, housing the boiler.

Second Floor

Bedroom 2. 15'4" x 11'5" max (4.67m x 3.48m max)

With Velux window to the front elevation, a further double bedroom with bespoke fitted oak desk and exposed beams.

Bedroom 3. 12' x 9'7" (3.66m x 2.92m)

A third double bedroom with Velux to the rear, cast iron decorative fireplace, and fitted shelving.



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Outside

To the front of the property is a small enclosed garden area setting the house back from the street. To the rear is a further courtyard garden with space to sit out and relax.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Otley Conservation Area

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

Council Tax

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.

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>



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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

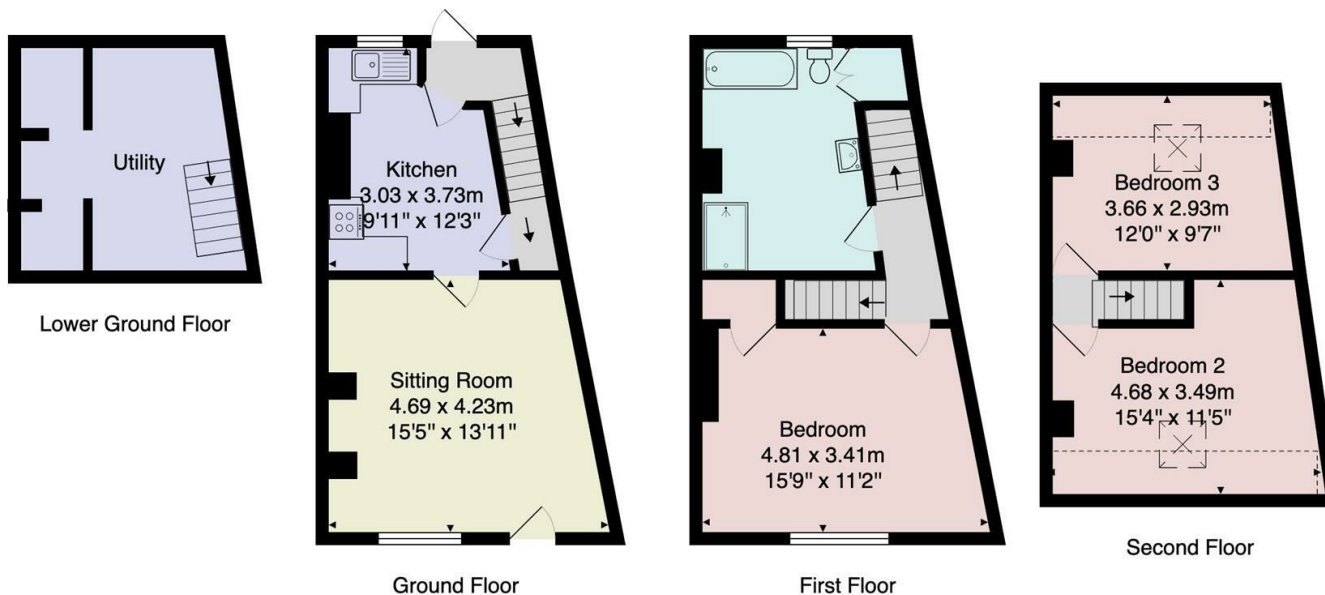
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Airbnb

This property is currently used by our clients as well as being let as an Airbnb. If you would be interested in the property as an Airbnb and require more details on income and bookings etc please do let us know.



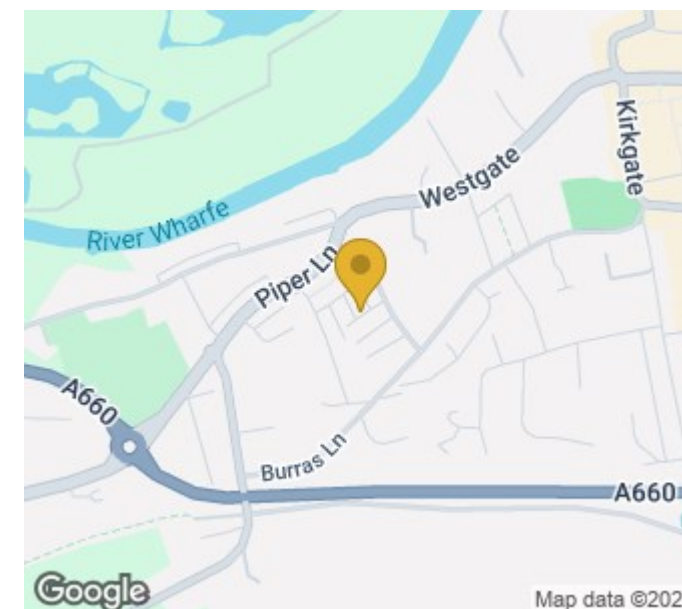
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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