



35 NORTH PARADE OTLEY LS21 1BA

Asking price **£170,000**

FEATURES

- Stone Built Back to Back Terrace
- Well-Equipped Dining Kitchen
- House Bathroom With Three Piece Suite
- Within Walking Distance Of Town Centre Amenities
- Attic Room Ideal For A Study Or Hobbies Room
- Generous Sitting Room With Open Fire
- Spacious Double Bedroom
- Enclosed Rear Garden
- Tenure Freehold / EPC Rating G / Council Tax Band A
- Ideal Opportunity For First Time Buyers



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Stone Built 1 Bedroomed Terrace With Garden In 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 ELECTRIC HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Ground Floor

Sitting Room 13'8" x 11'6" (4.17m x 3.51m)

With feature fireplace having an open grate, wood effect flooring, electric radiator and stairs up to the first floor. Double glazed entrance door and window to the rear elevation.

Lower Ground Floor

Dining Kitchen 13'8" x 11'6" (4.17m x 3.51m)

With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces having a tiled splash back. Stone fireplace housing wood burning stove, freestanding appliances including an under counter fridge, plumbing for an automatic washing machine, space for a dryer and provision for an electric oven. Electric radiator, tiled floor, useful recessed store cupboard and window to the rear elevation.

First Floor

Bedroom 12'7" x 11'4" (3.84m x 3.45m)

A good sized double bedroom with decorative fireplace, electric radiator and window to the rear elevation.

Bathroom

With a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Tiled walls and floor, shelving providing useful storage and window to the rear elevation.

Second Floor

Attic Room 18'7" x 7'7" (5.66m x 2.31m)

A great additional space, ideal for a hobbies room or those working from home with electric radiator and velux window.

Garden

An attractive stone flagged patio, an ideal space for outdoor entertaining and alfresco dining. Please note there is a right of access to the rear of our garden for the neighbouring property.

Tenure, Services And Parking

Tenure: Freehold/Leasehold

Mains Electric, water and drainage are connected. There is no gas to the property.

Parking: On Street Parking

Located Within Otley Conservation Area

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



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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 A. 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.

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.



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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.

Please Note

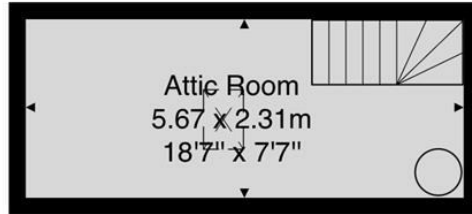
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



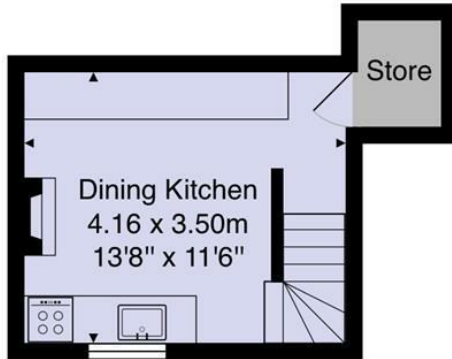
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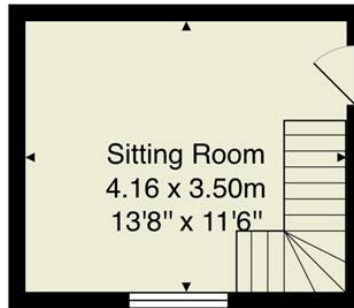
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Total Area: 65.5 m² ... 705 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			52
(21-38) F			
(1-20) G		18	
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.



Call us on 01943 889010
info@shanklandbarracough.co.uk
www.shanklandbarracough.co.uk

