



# 5 GRANVILLE PLACE OTLEY LS21 3EA

Asking price £265,000

## FEATURES

- Stone Built Mid Terraced Property With No Onward Chain
- Light And Airy Sitting Room With Fitted Gas Fire
- Three Good Sized Double Bedrooms
- Enclosed Gardens To Front & Rear With Flagged & Gravelled Areas
- Ideal Opportunity For A Variety Of Buyers
- Convenient Location Close to Otley Town Centre
- Fitted Kitchen With A Feature Range Oven
- Generous Bathroom With A White Three Piece Suite
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Useful Cellar Providing Excellent Storage



# Stone Built 3 Bed Mid Terrace Within A Short Stroll Of Otley Town Centre

Nestled in the charming area of Granville Place, Otley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 905 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an inviting atmosphere for both relaxation and entertaining. The fitted kitchen is a standout feature, complete with a striking range oven that will surely delight any culinary enthusiast. This space is not only functional but also serves as a central hub for family gatherings.

The generous bathroom is designed with a three-piece suite, offering both practicality and a touch of luxury. It is a perfect retreat for unwinding after a long day. Additionally, the property benefits from an enclosed garden at the rear, providing a delightful outdoor space for enjoying the fresh air or tending to your plants.

For those in need of extra storage, the useful cellar is a fantastic asset, offering ample room to keep your belongings organised and out of sight.

Situated in a convenient location close to Otley Town Centre, this home is ideally placed for easy access to local amenities, shops, and transport links. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property presents an excellent opportunity.

Do not miss the chance to make this charming house your new home and to arrange a viewing contact Shankland Barraclough Estate Agents 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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Sitting Room 14'0" x 12'4" (4.27m x 3.76m)

A light and airy room with a feature fireplace housing a fitted gas fire with wooden surround. Ceiling cornice, wood effect flooring and window to the front elevation.

#### Kitchen 12'4" x 12'0" (3.76m x 3.66m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset stainless steel sink unit with mixer tap, dual fuel range oven, plumbing for an automatic washing machine and space for an under counter fridge. laminate tile effect flooring, radiator, stairs up to the first floor, window to the rear and stable door out to the rear garden.

### Lower Ground Floor

#### Cellar

Providing a useful storage cellar and housing the central heating boiler.

### First Floor

#### Landing

#### Bedroom 1. 12'4" x 11'2" (3.76m x 3.40m)

A generous double bedroom with understairs store cupboard, radiator and window to the front elevation.

#### Bedroom 2. 12'0" x 9'2" (3.66m x 2.79m)

Another double bedroom with bulkhead cupboard, radiator and window to the rear elevation.

### Second Floor

#### Bedroom 3. 12'4" x 12'0" (3.76m x 3.66m)

A third bedroom which would also make an ideal office for working from home, with two velux windows having fitted velux blinds to the front elevation, radiator, under-eaves storage and overhead cupboard.

#### Bathroom

With a three piece suite comprising a panelled bath with electric shower over, low suite w.c



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and pedestal wash hand basin. Part tiled walls, radiator, fitted cupboards and velux window with fitted velux blind.

### Outside

To the front there is a low maintenance gravelled area whilst to the rear there is an enclosed garden with flagged and gravelled areas with flower borders, an ideal space for BBQs.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

Located Within The Beautiful 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

For up to date flood risk summaries on this or any property, please visit the government's website <https://www.gov.uk/check-long-term-flood-risk>

### Council Tax Leeds

Leeds City Council Tax Band C. 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.



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### 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.

### 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.

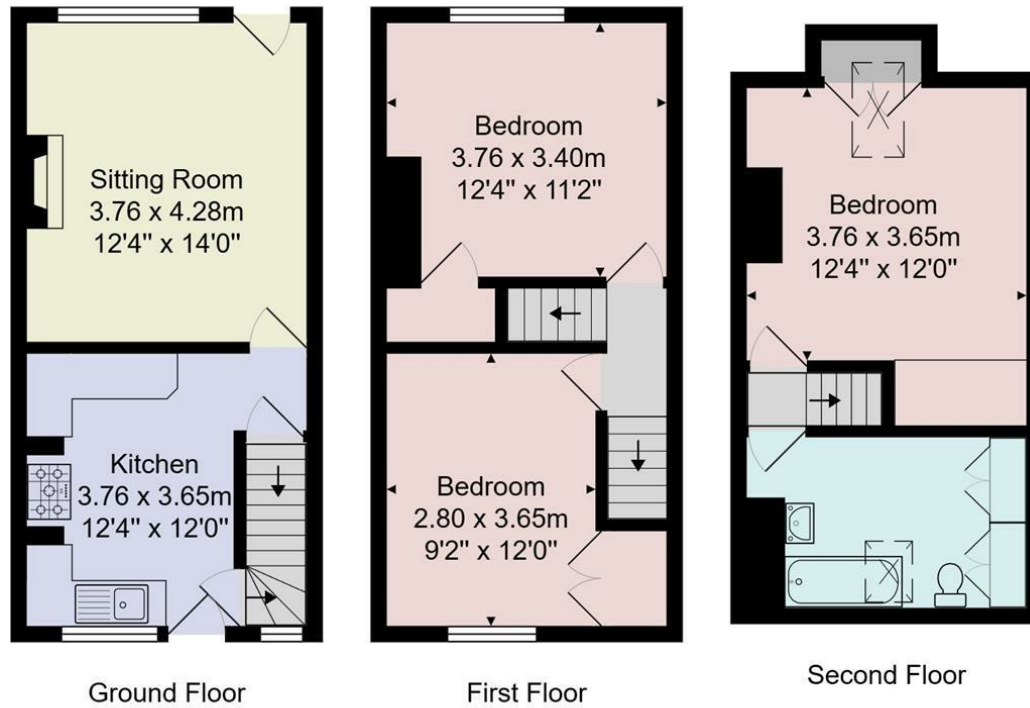
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### 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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Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>

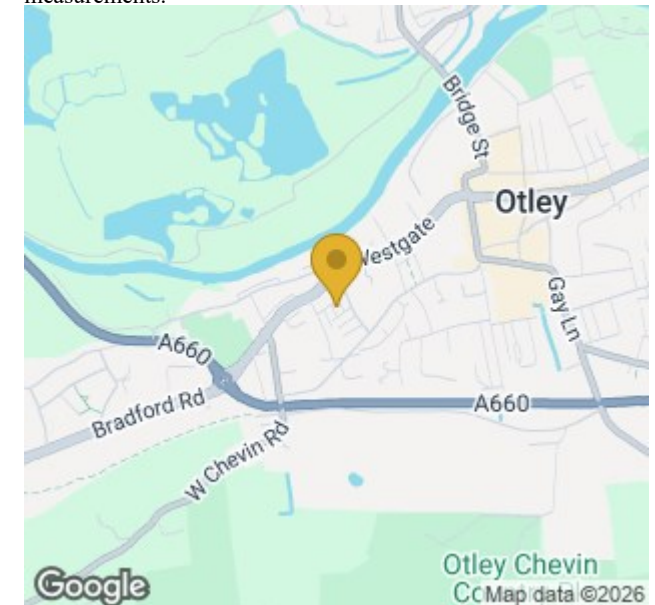
All measurements are approximate and for display purposes only.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

