

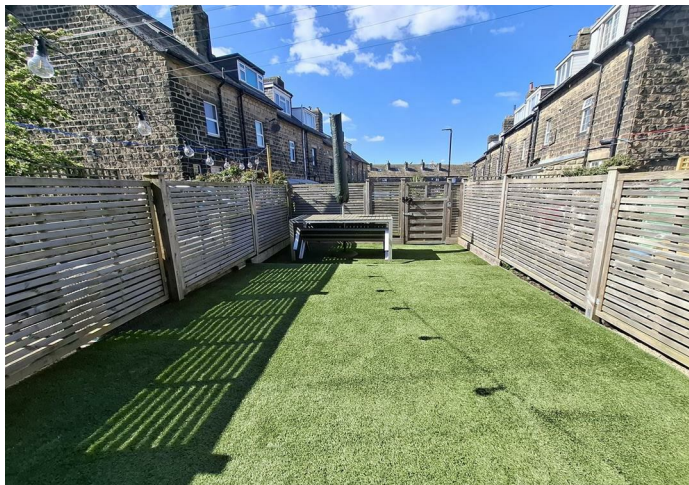


10 BANK PARADE, OTLEY LS21 3DY

Asking price £299,000

FEATURES

- Attractive Stone Built Inner Terraced House With A Garden To The Rear
- Three Bedrooms, All Good Doubles
- Sitting Room With A Focal Cast Iron Fireplace & Original Stripped Cupboards To The Alcove
- Useful Basement Cellar
- Lovely Tree Lined Cul-De-Sac Just A few Minutes Walk From The Town Centre
- Smartly Appointed Dining Kitchen With Built In Appliances
- Large House Bathroom That Includes A Roll Top Claw Foot Bath & A Walk In Shower
- EPC Rating C, Tenure Freehold & Council Tax Band C



3 Bedroom House - Mid Terrace conveniently located in Otley

Nestled in the sought after area of Bank Parade, Otley, this delightful mid-terrace house offers a perfect blend of comfort and style. Spanning an impressive 1,062 square feet, the property is situated in a lovely tree-lined cul-de-sac, just a stone's throw from the vibrant town centre, making it an ideal location for those who appreciate both tranquillity and convenience.

Upon entering, you are welcomed into a spacious reception room that features a focal cast iron fireplace, adding a touch of character and warmth to the space. The original stripped pine cupboard and drawers in the alcove provide both functionality and a nod to the home's heritage. The smartly appointed dining kitchen is perfect for family meals and entertaining, offering a modern yet inviting atmosphere.

The property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The large house bathroom is a true highlight, featuring a luxurious roll-top bath alongside a walk-in shower, providing a perfect retreat for relaxation.

This home is not only well-designed but also offers a wonderful opportunity to enjoy the best of Otley living. With its proximity to local amenities and the picturesque surroundings, this property is a must-see for anyone seeking a comfortable and stylish home in a desirable location.

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 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 13'5" x 12'5" (4.09m x 3.78m)

A lovely reception room having a focal cast iron fireplace to the chimney breast with an original built in cupboard and drawer unit to the alcove. Central heating radiator, window and door to the front elevation.

Dining Kitchen 11'4" x 9'4" (3.45m x 2.84m)

A smartly appointed dining kitchen offering a good range of fitted kitchen units having worksurfaces over with a sink unit inset and tiled splash backs surrounding. The kitchen includes an integrated fridge and dishwasher, built in electric oven and a gas hob with an extractor hood over

Cellar

A very useful area having light and power supplied, space and plumbing for a washing machine and where our clients also house their tumble dryer creating the ideal utility / storage space.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12'5" x 10'6" (3.78m x 3.20m)

Focal fireplace to the chimney breast, a useful deep understairs storage cupboard, a central heating radiator and a window to the front elevation.

House Bathroom 11'1" x 9' (3.38m x 2.74m)

A fabulous proportioned house bathroom, smartly appointed with a modern suite that includes a stand alone roll top bath with claw feet, a large walk in shower with glazed screens, twin sinks, a low level wc and a bidet. The bathroom is complemented by bamboo wooden flooring, a useful deep storage cupboard, a central heating radiator and two windows to the rear elevation.

Second Floor

Bedroom 2. 12'5" x 11'1" (3.78m x 3.38m)

With attractive oak flooring, this double bedroom has an exposed beam, a Velux window to the pitched roof and a central heating radiator.

Bedroom 3. 12'5" x 10'3" (3.78m x 3.12m)

Another good sized double bedroom that benefits from having a built in wardrobe, attractive oak flooring, an exposed beam, a Velux styled window to the pitched roof and a central heating radiator.



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Outside

To the front is a small paved area, whilst to the rear is a larger garden, fully enclosed by fencing and laid with an artificial lawn.

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: On Street

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 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>

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>

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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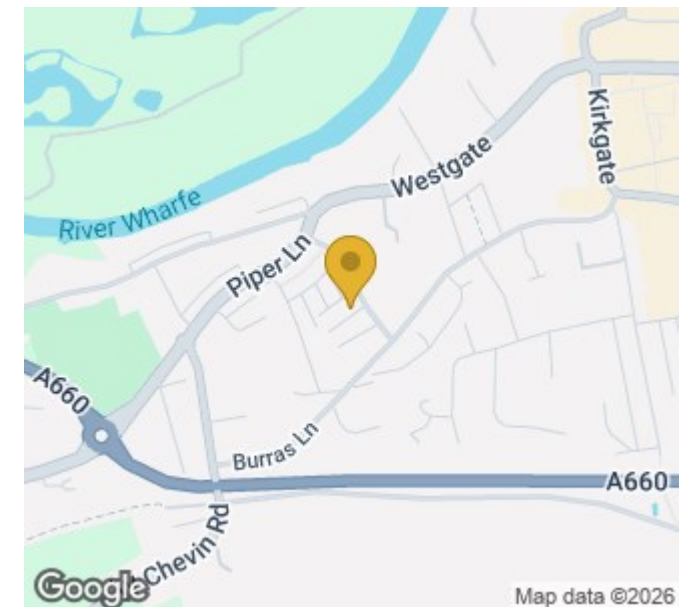
Total Area: 98.7 m² ... 1062 ft²

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
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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