



5 PARK ROW, OTLEY LS21 1HQ

Asking price £250,000

FEATURES

- Victorian Stone Built Inner Terraced House In A Lovely Central Location
- Modern Dining Kitchen With An Integrated Dishwasher & FRidge-Freezer
- Smart Modern House Bathroom With A Shower Over The Bath
- Lovely Environment With No Passing Cars On Park Row
- Sitting Room With Exposed Floorboards And A Wood Burning Stove
- Two Good Sized Double Bedrooms
- Neat Fully Enclosed Garden Enjoying A Westerly Aspect
- EPC Rating C / Tenure Freehold / Council Tax Band B



2 Bedroom House - Mid Terrace located in Otley

Nestled in the charming area of Park Row, Otley, this delightful Victorian mid-terrace house offers a perfect blend of classic character and modern convenience. Upon entering, you are welcomed into a hallway with a spacious sitting room off, featuring exposed floorboards that add a touch of warmth and charm. The inviting wood-burning stove creates a cosy atmosphere, ideal for relaxing evenings.

The heart of the home is undoubtedly the highly attractive modern appointed dining kitchen. This well-designed space is perfect for both cooking and entertaining, providing a stylish environment for family meals or gatherings with friends. Off the kitchen is a valuable utility room.

The property boasts two generously sized double bedrooms, each offering ample space and natural light, making them perfect for restful nights. The smart modern three-piece house bathroom is tastefully designed, ensuring comfort and functionality.

One of the standout features of this property is the westerly facing fully enclosed garden. With no passing vehicles on Park Row, this outdoor space is ideal for enjoying the afternoon and early evening sunshine, providing a lovely retreat for relaxation or outdoor dining.

In summary, this Victorian mid-terrace house in Otley is a wonderful opportunity for those seeking a charming home with modern amenities. With its inviting living spaces, stylish kitchen, and delightful garden, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own.

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:

Entrance Hallway

A smart and welcoming entrance hallway with exposed wooden floorboards.

Sitting Room 11'4" x 10'10" (3.45m x 3.30m)

A light and bright sitting room with window to the front elevation overlooking the garden, exposed wooden floorboards and a warming wood burning stove inset to the chimney breast.

Dining Kitchen 14'5" x 10'10" (4.39m x 3.30m)

A smartly appointed modern dining kitchen offering a comprehensive range of kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an integrated dishwasher and a fridge-freezer. Range style cooker (available by negotiation), a central heating radiator and a window to the rear.

Utility Room 6'5" x 5'3" (1.96m x 1.60m)

A very useful separate utility area with further fitted units, stainless steel sink unit, plumbing for a washing machine, window and door to the rear.

First Floor Landing

With an access hatch to the loft which is part boarded for light storage.

Bedroom 1. 14'7" x 11'1" (4.45m x 3.38m)

A spacious principle bedroom with window to the front giving a very pleasant outlook over the garden and to the Chevin beyond. Decorative cast iron fireplace, decorative wood panelling and a central heating radiator.

Bedroom 2. 11'2" x 9'1" (3.40m x 2.77m)

Window to the rear and a central heating radiator.

House Bathroom

Very smart house bathroom comprising a panelled bath with shower over, fitted vanity unit housing the wash basin and low suite wc, Full height store cupboard, heated towel rail and window to the rear. Complemented by tiled splash backs and flooring.

Outside

To the front of the property is a lovely southwest facing enclosed garden, with stone paved seating area and path, lawn, and shed.

To the rear of the property is a courtyard providing further sitting out and storage space. Please note there is a pedestrian right of way across the rear of the properties on Park Row.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street On Side Copse

Located Within The Beautiful Otley Conservation Area

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 City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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.



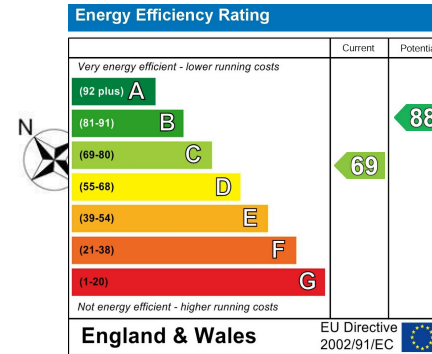
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Park Row, Otley, LS21

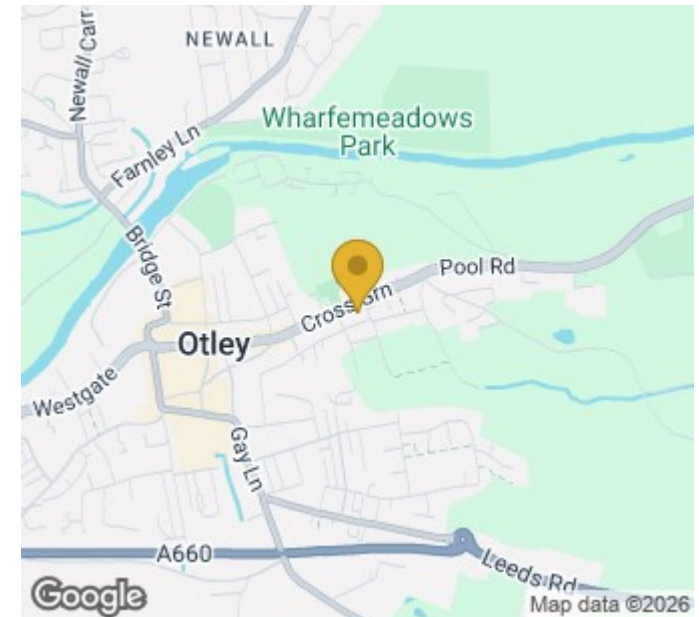
Approximate Gross Internal Area = 72.8 sq m / 784 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026



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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