



95 ALBION STREET, OTLEY LS21 1DA

Asking price £295,000

FEATURES

- Highly Attractive Three Bedroomed Terraced Cottage
- Beautiful Dining Kitchen With Integrated Appliances And A Range Style Cooker
- Equally Smart En-Suite To The Principle Bedroom On The Top Floor
- Fully Enclosed Rear Garden With A Decked Patio And A Neat Artificial Lawn
- Sitting Room With A Lovely Gas Stove Inset To The Chimney Breast
- Smartly Appointed House Bathroom To The First Floor
- Valuable Basement Cellar With Light, Power And Plumbing For A Washer
- EPC Rating D / Council Tax Band B / Tenure Freehold



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ESTATE AGENTS

3 Bedroom House - Mid Terrace located in Otley

Conveniently located on Albion Street in the charming town of Otley, this stunning three-bedroom mid-terrace house, built circa 1901, offers a perfect blend of modern living and period charm. Spanning an impressive 1,026 square feet, this beautifully appointed home is ready for you to move straight in.

As you enter, you are welcomed into a spacious reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the highly attractive dining kitchen, which boasts integrated appliances and a stylish range-style cooker. The full-width sliding doors seamlessly connect the kitchen to the enclosed rear garden, allowing for an abundance of natural light and a delightful view of the outdoor space.

The first floor features a smartly appointed house bathroom that services two of the well-proportioned bedrooms, ensuring convenience for family or guests. The principle bedroom, located on the top floor benefits from a modern en-suite, providing a private sanctuary for your comfort.

The attractive enclosed garden is a true highlight, featuring a decked patio area perfect for al fresco dining and an artificial lawn that requires minimal maintenance, allowing you to enjoy your outdoor space all year round.

This property is not only a beautiful home but also a fantastic opportunity to enjoy the vibrant community of Otley, handily located within easy walking distance of the excellent array of local shops, cafes, schools and parks. Whether you are a first-time buyer, a young family or looking to downsize, this delightful house is sure to impress. Don't miss the chance to make it your own.

To arrange your individual appointment to view, 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:

Basement Cellar

A very useful area that provides plumbing for a washing machine, light and power points.

Dining Kitchen 13'7" x 10'10" (4.14m x 3.30m)

Fantastic kitchen that really does provide that Wow Factor ! Light and airy having over sized patio doors that lead out directly on to the decked patio and on to the enclosed rear garden. Comprehensively fitted with a stylish range of wall and base units with contrasting work surfaces over and a sink unit inset. The kitchen is complemented by quality appliances including an integrated fridge freezer, a dish washer and a stainless steel range cooker with an extractor hood over. Central heating radiator and wooden flooring.

Sitting Room 13'7" x 13'2" (4.14m x 4.01m)

Warming Franco Belge Belfort gas stove inset to the chimney breast with an exposed stone lintel over, picture rails and a moulded ceiling rose. Central heating radiator, uPVC window and a uPVC door to the front elevation.

First Floor Landing

With access to the following rooms:

Bedroom 2. 13'7" x 13'2" (4.14m x 4.01m)

A good sized bedroom having a uPVC window to the front elevation and a central heating radiator.

Bedroom 3. 8'5" x 7'10" (2.57m x 2.39m)

uPVC window to the rear elevation and a central heating radiator.

House Bathroom 8'5" x 5'4" (2.57m x 1.63m)

Fitted with a three piece suite in white incorporating a panelled bath with a glazed screen and shower over, a wash hand basin and a low level w.c. The bathroom is complemented by tiled splash backs and flooring, a central heated towel rail and a uPVC window to the rear elevation.

Second Floor

Bedroom 1. 13'7" x 11'9" min 20'4" max (4.14m x 3.58m min 6.20m max)

The top floor offers a great principle bedroom and bespoke en-suite facilities. The bedroom is light and airy having Velux windows to the front and rear elevation, with views towards Almscliffe Cragg from the rear window. Central heating radiator and built in storage cupboards.

En-Suite 6'10" x 4'4" (2.08m x 1.32m)

Beautifully presented, the en-suite is complemented by fully tiled walls and incorporates a walk in shower with an angled glazed screen, a wash hand basin and a low level w.c. Chrome central heated towel rail and a Velux window complete this lovely en-suite.

Gardens

To the rear is a very pleasant garden, which has a full width decked patio from the patio doors, this leads on to an artificial lawn with crushed blue slate to the border, fencing and double gates enclosing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street



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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.

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

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.



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Offer Acceptance & AML Regulations

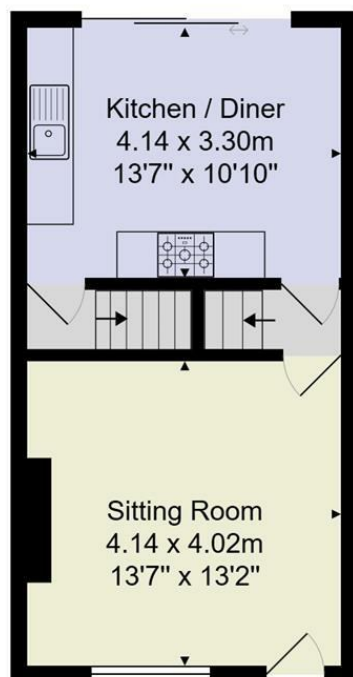
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.



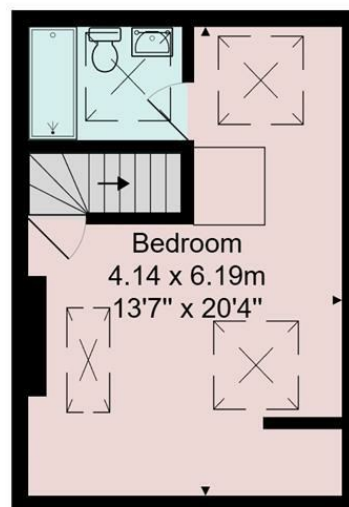
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Ground Floor



First Floor



Second Floor

Total Area: 95.3 m² ... 1026 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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



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