



25 BANK PARADE, OTLEY LS21 3DY

Asking price £335,000

FEATURES

- Delightful Stone Terrace
- Popular Central Location
- Large House Bathroom
- South Facing Garden
- Smartly Presented Throughout
- Extended Accommodation
- Three Spacious Bedrooms
- Extended Dining Kitchen
- Store Cellar
- EPC Rating D / Council Tax C / Freehold



Stylish Extended 3 Bedroom Terrace with South Facing Garden

This charming Victorian mid-terrace house, on the tree-lined Bank Parade, offers a delightful blend of traditional elegance and modern living. Spanning an impressive 1,194 square feet, and having had a recently replaced roof, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family or guests, while the stylish bathroom adds a touch of contemporary comfort.

One of the standout features of this home is its excellent central location, allowing easy access to local amenities, shops, and transport links. The south-facing garden is a true gem, providing a sunny outdoor space ideal for enjoying warm summer days or hosting gatherings with friends and family.

This extended traditional terrace is not only spacious but also exudes character, making it a perfect choice for those seeking a stylish and comfortable living environment. Whether you are a first-time buyer or looking to settle in a vibrant community, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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 13'5" x 12'4" (4.09m x 3.76m)

A spacious and welcoming sitting room, with fitted cupboards and shelving, and cosy log burning stove with slate hearth. Attractive ceiling rose and picture rail, along with moulded cornice. Oak flooring throughout and open to:

Dining Kitchen 21'3" x 9'5" (6.48m x 2.87m)

With the same oak flooring running through from the sitting room creating a wonderful flow, this spacious dining kitchen is a real heart of the home, with space for entertaining, relaxing, and family life. The well equipped kitchen with smooth units, wooden work surfaces and smart tiled splashbacks has integrated appliances including an electric oven and hob, composite sink unit, and slimline dishwasher, with space for a freestanding fridge freezer. Stairs to the first floor and to the cellar. The extended dining space has two Velux windows and French doors to the rear garden allowing plenty of natural light, and creating a lovely indoor outdoor link for sunnier days.

Cellar 11'7" x 9'1" (3.53m x 2.77m)

Useful storage cellar with light.

First Floor

Bedroom 12'4" x 10'6" (3.76m x 3.20m)

A spacious double bedroom with stylish panelled fitted wardrobe, wooden flooring and window to the front.

Bathroom

A particularly spacious bathroom with window to the rear, fitted with a freestanding bath, large walk in shower, wall mounted basin and low suite wc. Large fitted store cupboard, heated towel rail and herringbone flooring.

Second Floor

Bedroom 12'4" x 11'7" (3.76m x 3.53m)

A good sized double bedroom with Velux window to the rear looking towards Otley Chevin.



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Bedroom 12'4" x 9'11" (3.76m x 3.02m)

A good sized third bedroom with ample fitted storage, window to the front and wooden flooring.

Outside

To the rear of the property is a delightful enclosed south facing garden, with smart stone flags, and gate to the rear lane.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking is available on Bank Parade, no permit required

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

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.

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: 110.9 m² ... 1194 ft²

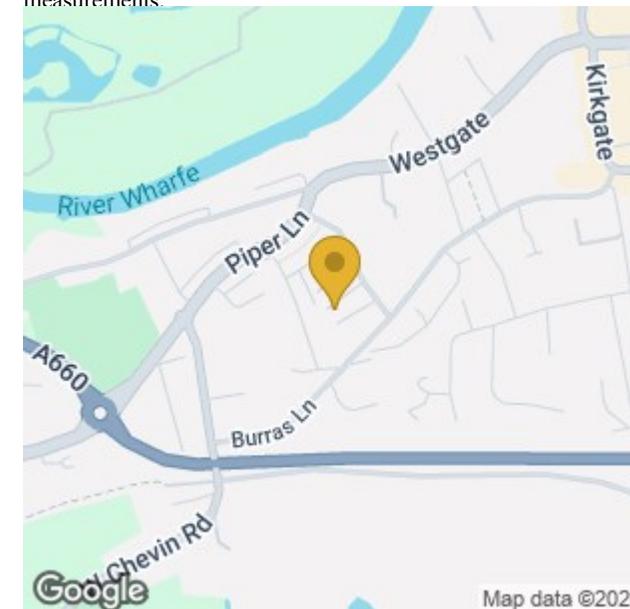
All measurements are approximate and for display purposes only.

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		85
(69-80) C		
(55-68) D	68	
(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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