



54 BRADFORD ROAD, OTLEY LS21 3JU

Asking price **£225,000**

FEATURES

- Highly Attractive Two Bedroomed Stone Built Terraced Cottage
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Lovely Character Features, Including Exposed Stone Walls And Fireplace
- Two Reception Rooms, Sitting Room To The Front And Dining Room To The Rear
- White Three Piece House Bathroom Including A Roll Top Bath
- Small Kitchen With A Built In Oven And Hob
- South Easterly Facing Garden To The Rear
- EPC Rating C / Tenure Freehold / Council Tax Band B



2 Bedroom Terraced Cottage Offered With No Onward Chain

This delightful Victorian terraced cottage offers a perfect blend of character and modern living. Spanning 633 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom features a stunning roll-top bath, perfect for unwinding after a long day.

One of the standout features of this home is its beautifully extended rear, which enhances the living space and creates a seamless connection to the outdoors. The southerly facing rear garden is a true gem, providing a sun-drenched sanctuary for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Conveniently located, this property is within easy walking distance of Otley's vibrant shops and amenities, making it an ideal choice for those who appreciate the convenience of town living. Additionally, the property is offered with the advantage of having no onward chain, allowing for a smooth and straightforward purchase process.

This charming home is perfect for first-time buyers, small families, or anyone looking to enjoy the character and convenience that Otley has to offer. Don't miss the opportunity to make this lovely Victorian house your new home.

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:

Sitting Room 13'1" x 12'2" (3.99m x 3.71m)

Having a focal exposed stone fireplace to the chimney breast with stripped and waxed cupboards to the alcove, together with a lovely exposed stone wall. Central heating radiator, window and door to the front elevation.

Kitchen 7'9" x 7'6" (2.36m x 2.29m)

Fitted kitchen units with a sink unit inset, space and plumbing for a washing machine, built in oven, hob and extractor hood over. Window to the rear.

Dining Room 8'8" x 7'4" (2.64m x 2.24m)

Open plan from the kitchen this extra space also has French doors that open to the south easterly facing rear garden, Additional natural light via Velux windows, a central heating radiator and an exposed stone wall.

First Floor Landing

With access to the following rooms:

Bedroom 1. 11'7" x 11'5" (3.53m x 3.48m)

Having a built in double wardrobe to the alcove at the side of the chimney breast, a central heating radiator and a window to the front elevation.

Bedroom 2. 10'3" x 5'9" (3.12m x 1.75m)

Cupboard housing the central heating boiler, a window to the rear and a central heating radiator.

House Bathroom

Complemented by fully tiled walls and flooring, the bathroom includes a roll top bath with claw feet, a wash hand basin and a low level wc. Central heated towel rail and an extractor fan.

Outside

To the rear the property enjoys a south easterly facing garden with patio areas and fencing enclosing. A private access road runs to the rear of the terrace.



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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>

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: On Street

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.

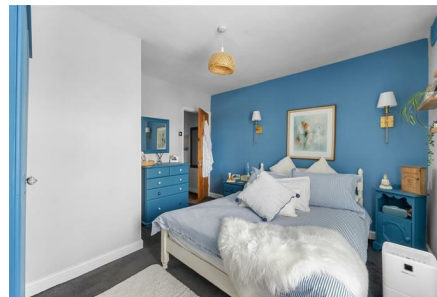
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Bradford Road, Otley, LS21

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

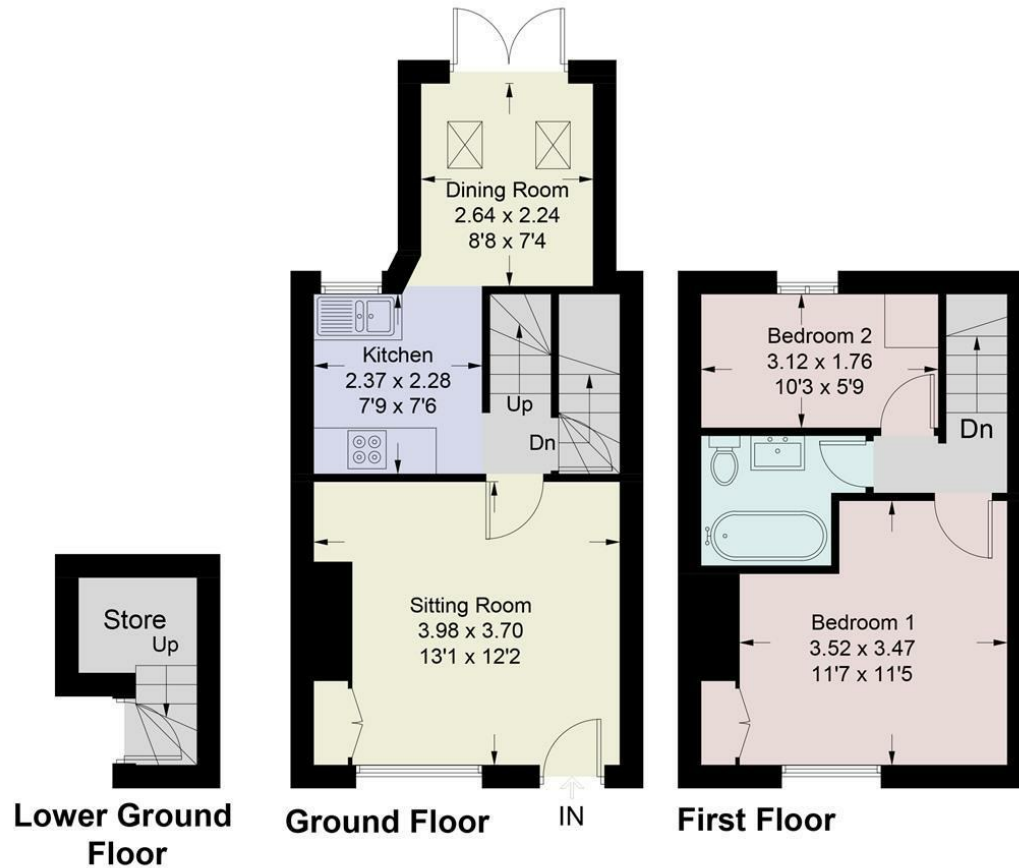
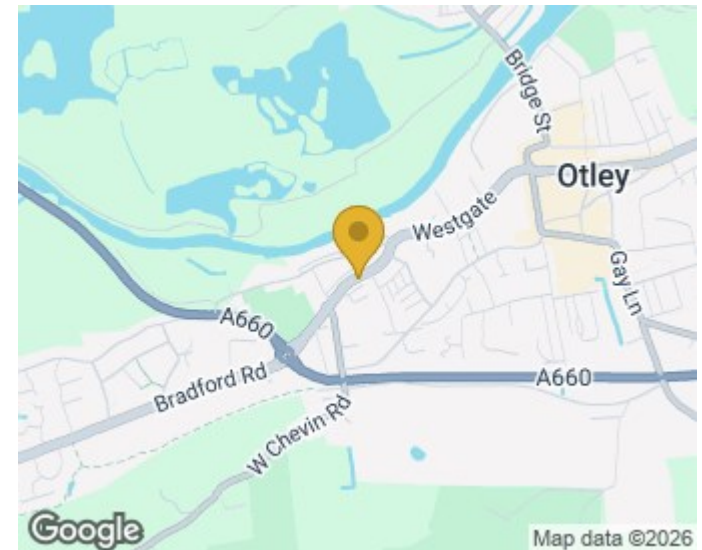


Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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
E: info@shanklandbarracough.co.uk
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