



6 PARK TERRACE, OTLEY LS21 1HH

Asking price £475,000

FEATURES

- Handsome 4 Bedroomed Stone Built Victorian Terrace House
- Large Garden To The Rear With A Southerly Facing Aspect
- Large Garage With Adjoining Workshop And Private Off Road Parking
- Two Character Reception Rooms And A Kitchen To The Ground Floor
- Valuable Full Height Basement Cellar Below
- Ideally Placed Within A Short Stroll Of The Excellent Array Of Shops, Cafes And Bars
- Easy Walking Distance Of The Outstanding Local Schools
- EPC Rating D / Tenure Freehold / Council Tax Band E



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ESTATE AGENTS

4 Bedroom Victorian Terrace With A Long Garden, Parking & Garage

This handsome stone-built four bedroomed Victorian terraced house presents a rare opportunity for those seeking a delightful family home with the most fantastic proportioned southerly facing garden to the rear. Spanning an impressive 1,407 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary.

Additionally the property features a four piece bathroom and a kitchen, and also benefits from a very useful cellar space, providing additional storage or potential for further development. The rear garden is an excellent size, offering a tranquil outdoor retreat with a patio, lawns, well stocked borders and a vegetable fruit garden, while the large garage with a workshop area adds to the practicality of this home, together with private parking.

Situated in a convenient location, this residence is just a short stroll from the town centre, where you will find an excellent array of shops, cafes, and bars, making it ideal for those who appreciate a vibrant community atmosphere.

This Victorian gem is not just a house; it is a home filled with character and potential. With its desirable features and prime location, this property is a rare opportunity not to be missed. Whether you are looking to settle down or invest, this charming home is sure to impress.

To arrange your 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:

Entrance Hallway

Having an entrance door to the front to the vestibule with a further door to the hallway with moulded ceiling cornice detailing, a central heating radiator and the staircase to the first floor.

Living Room 16'8" x 12'9" (5.08m x 3.89m)

A lovely reception room having a focal open fire with a cast iron inset to an oak surround on the chimney breast, beautiful deep moulded cornicing and picture rails. Angled bay window with sash windows to the front elevation and a central heating radiator.

Dining Room 14' x 12'9" (4.27m x 3.89m)

Having a warming multifuel stove inset to the chimney breast with an attractive original pine fronted cupboard to the alcove. Picture rails, two central heating radiators and a sash window.

Kitchen 10'10" x 8'6" (3.30m x 2.59m)

Offering a good number of cream shaker styled kitchen units having worksurfaces over and a sink unit inset. Provision for an electric cooker, plumbing for a washer and a window to the rear.

Rear Porch

A very useful area having stone flagged flooring, windows and a door to the southerly facing rear garden.

Basement 15'11" x 12'7" (4.85m x 3.84m)

Full height basement cellar having stone flagged flooring, a window, light and power points. In addition to this space is the coal cellar.

First Floor Landing

Built in shelved cupboard, ideal for bed linen or the likes, picture rails and access to the following rooms:

Bedroom 1. 14' x 11'2" (4.27m x 3.40m)

Built in wardrobes to both alcoves, moulded ceiling cornicing, picture rails, a central heating radiator and a sash window with plantation shutters to the front elevation.

Bedroom 2. 14'2 x 10' (4.32m x 3.05m)

Built in double wardrobe to the alcove, picture rails, a central heating radiator and a sash window to the rear elevation.

Study / Bedroom 4. 10'1" x 4'11" (3.07m x 1.50m)

Moulded ceiling cornicing, picture rails and a sash window with plantation shutters to the front elevation.

House Bathroom

Fitted with a four piece suite comprising a panelled bath, a shower cubicle, wash hand basin and a low level wc. Airing cupboard, a sash window to the rear and a central heating radiator.

Second Floor

Bedroom 3. 14'11" x 13'9" (4.55m x 4.19m)

Large walk in cupboard, a central heating radiator and a Velux styled window to the pitched ceiling.

Gardens, Workshop, Garage & Parking

To the front is a small walled garden with a wrought iron gate and privet hedging. Moving around to the rear you enter the fabulously proportioned southerly facing rear garden. Commencing with a paved patio area the garden leads onto a neat shaped lawn with established stocked borders. Beyond the lawned area is a further vegetable and fruit garden providing you with your own produce each year. From the garden you can enter the large garage and workshop area, which is currently split into two sections, the



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workshop first which has double doors to the garden, light and power points and measures 15'4" x 11'1". The garage section is 16'11" x 11'5" and has light and power, together with double doors that then open to the private driveway parking. The parking area provides space for up to two cars.

Council Tax

Leeds City Council Tax Band E. 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 -
Rivers & Sea -

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>

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: Private Off Road Parking And A Garage

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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Main House = 130.7 sq m / 1407 sq ft
 Limited Use Area = 1.8 sq m / 19 sq ft
 Basement = 24.6 sq m / 265 sq ft
 Garage / Workshop = 34.7 sq m / 373 sq ft
 Total = 191.8 sq m / 2064 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
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.



Call us on 01943 889010
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