



84 ALBION STREET OTLEY LS21 1BZ

Asking price £275,000

FEATURES

- Smartly Presented Mid Terraced Property
- Modern Dining Kitchen With Range Oven & Underfloor Heating
- Two Further Bedrooms & A Shower Room
- Popular Residential Area Within Walking Distance Of Otley Town Centre
- Ideal Opportunity For A Variety Of Purchasers
- Elegant Sitting Room With Wood Burning Stove
- Master Bedroom To The Second Floor With En-Suite Bathroom
- West Facing Landscaped Rear Garden, With Flagged & Astro Turfed Area
- Freehold / EPC Rating D / Council Tax Band B
- Sympathetically Updated Yet Retaining All The Character & Charm



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Smartly Presented Three Bedroomed Terrace Near Otley Town Centre

This delightful mid-terrace house presents a wonderful opportunity for a variety of purchasers. The property has been sympathetically updated, ensuring that it retains all the character and charm that one would expect from a home of this nature.

Upon entering, you are greeted by an elegant sitting room, which features a cosy wood-burning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the modern dining kitchen, equipped with a range oven that will delight any culinary enthusiast. This space is ideal for both entertaining guests and enjoying family meals.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those wishing to accommodate guests. Additionally, there are two bathrooms, ensuring convenience and comfort for all residents.

One of the standout features of this home is the west-facing landscaped rear garden. This outdoor space is perfect for enjoying the afternoon sun, whether you wish to relax with a book or host a summer barbecue.

In summary, this mid-terrace house on Albion Street is a perfect blend of modern living and traditional charm, making it an ideal choice for families, first-time buyers, or anyone looking to settle in the picturesque town of Otley. Do not miss the chance to make this lovely property your new home and call Shankland Barraclough Estate Agents in Otley to arrange a viewing.

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 13'4" x 13'0" (4.06m x 3.96m)

An elegant sitting room with a feature fireplace with stone heath, having a log burning stove, Oak flooring, radiator, ceiling cornice, composite entrance door and window to the front elevation.

Dining Kitchen 13'4" x 11'6" (4.06m x 3.51m)

A smart and modern dining kitchen with a range of base and wall units incorporating cupboards, drawers, large breakfast bar for six people and wooden work surfaces with a tiled splash back. Inset sink unit with mixer tap, integrated appliances including an attractive range oven with hood over, microwave, wine cooler and washing machine. Space for a freestanding fridge/freezer, tiled floor with underfloor heating, feature exposed brick wall, two windows to the rear elevation and door out to the landscaped rear garden.

Lower Ground Floor

Cellar Room 13'1" x 10'5" (3.99m x 3.18m)

An extremely useful space currently being used as a home office with wood effect flooring and window to the rear.

First Floor

Landing

With access to the second floor.

Bedroom 2. 13'4" x 10'3" (4.06m x 3.12m)

A good sized double bedroom with fitted wardrobe and window to the front elevation.

Bedroom 3. 8'7" x 8'1" (2.62m x 2.46m)

With cupboard housing the central heating boiler and window to the rear elevation.

Shower Room

Having a white three piece suite comprising a tiled shower stall, low suite w.c and wash hand basin with cupboards under. Heated towel rail, vinyl flooring and recessed spotlights.

Second Floor

Bedroom 1. 17'9" x 13'3" (5.41m x 4.04m)

A generous light and airy attic bedroom with fitted wardrobes and velux windows to the front and rear elevation.

En-Suite

With a panelled bath, low suite w.c and wash basin. Wood effect flooring part tiled walls and velux window to the rear elevation.



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Outside

To the rear of the property there is an attractive enclosed west facing landscaped garden with astro turfed area, flagged patio, raised flower beds and three garden sheds, an ideal space to enjoy the afternoon sunshine.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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 B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

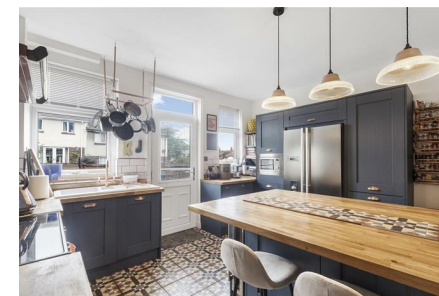
Viewing Arrangements

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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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.

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.

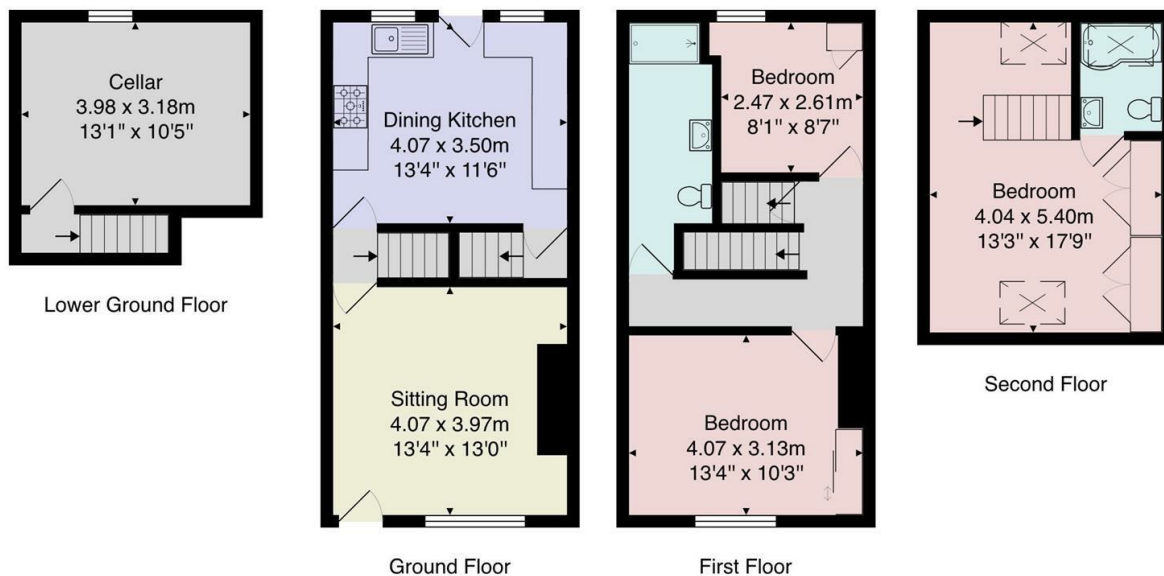
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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: 106.6 m² ... 1147 ft²

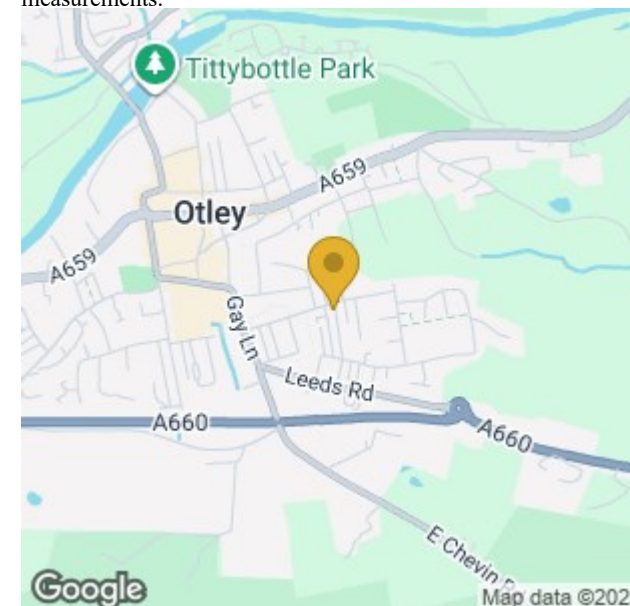
All measurements are approximate and for display purposes only.

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		81
(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.



Call us on 01943 889010
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