



33 QUEENS TERRACE, OTLEY LS21 3JE

Asking price £485,000

FEATURES

- Handsome Four Bedroomed Stone Built Victorian Terraced House
- Located On A Beautiful Cobbled Road Within The Otley Conservation Area
- Sitting Room With A Stripped Bay Window And An Open Fire
- Separate Dining Room And A Smart Modern Breakfast Kitchen With Built In Appliances
- Smart Four Piece House Bathroom And A Valuable Second, Modern Three Piece Shower Room
- Full Height Basement Cellar Rooms And Valuable Store Rooms
- Just A Few Minutes Walk To The Town Centre And To Otley Chevin
- Excellent EPC Rating C / Tenure Freehold / Council Tax Band D



Centrally Located 4 Bedroom Victorian End Terraced House

Conveniently located at the top of a charming Victorian cobbled road in the heart of Otley, this splendid Victorian end terrace house offers a delightful blend of period charm and modern convenience. Built in 1873, this Victorian property boasts an impressive 1,994 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that exude character and warmth, perfect for both entertaining guests and enjoying quiet family evenings. The heart of the home is the extended and well-appointed modern breakfast kitchen, which comes complete with built-in appliances, ensuring that culinary enthusiasts will feel right at home.

The property features four generously sized bedrooms, providing ample space for family and guests alike. The first floor is home to a stylish modern four-piece house bathroom, which includes a luxurious standalone bath and a walk-in shower. Additionally, the second floor offers a smart modern shower room and WC, conveniently servicing the two bedrooms on that level.

One of the standout features of this property is the large full-height cellars, which present an exciting opportunity for further development into additional living space, subject to gaining the necessary approvals.

The location is truly exceptional, as it is just a few minutes' walk from stunning open countryside and the picturesque Chevin County Park, offering a perfect balance of town and nature. This property is truly worthy of an appointment to view, as only then can one fully appreciate its character features, generous room proportions, and excellent layout. Don't miss the chance to make this charming Victorian home your own.

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:

Entrance Hallway

Via an outer door with a lovely stained glass window light over, exposed floorboards and deep moulded ceiling cornice detailing. Staircase to the first floor and a central heating radiator.

Sitting Room 15'10" x 13'1" (4.83m x 3.99m)

A fabulous character reception room having a beautiful stripped bay window to the front elevation, a focal fireplace with a cast iron inlay and an open fire. Deep moulded ceiling corning and picture rails complementing the decorations. Central heating radiator.

Dining Room 13'3" x 11'3" (4.04m x 3.43m)

Again a great sized reception room having a central heating radiator, picture rails and a window to the rear.

Breakfast Kitchen 19'2" x 11' max (5.84m x 3.35m max)

Offering a good range of fitted wall and base units having worksurfaces over and a sink unit inset, together with a built in electric oven and hob, an integrated dishwasher and fridge-freezer. Central heating radiator, a modern composite stable door to the rear, two windows and an additional Velux window throwing an excellent amount of natural light into this room.

Basement Room 1. 15'6" x 13' (4.72m x 3.96m)

Having wooden floorboards, a central heating radiator and a window. Used as an occasional games room.

Basement Room 2. 13'3" x 13'3" (4.04m x 4.04m)

Used as Utility area, having a sink unit, plumbing for a washing machine, the central heating boiler, window and a door to the rear.

Basement Room 3. 8'9" x 9'1" (2.67m x 2.77m)

With light and power points.

First Floor Landing

With access to the following rooms:

Bedroom 1. 17' x 13'3" (5.18m x 4.04m)

A fabulous principle bedroom having a focal fireplace to the chimney breast, deep moulded ceiling cornice detailing, two windows to the front elevation and two central heating radiators.

Bedroom 2. 13'3" x 10'2" (4.04m x 3.10m)

Focal fireplace to the chimney breast, picture rails, a central heating radiator and a window to the rear elevation.

House Bathroom

A lovely house bathroom fitted with a smart four piece suite comprising a rolltop bath, a step in shower with glazed screens, a wash hand basin and a low level wc. Complemented by tiled flooring and tiled splash backs. Central heating radiator and a window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Second Floor Landing

Velux window to the rear elevation and access to the following rooms:

Bedroom 3. 17' x 11'1" (5.18m x 3.38m)

Once again an excellent proportion bedroom having a focal fireplace to the chimney breast, central heating, eaves storage, radiator and a Velux window.

Bedroom 4. 13'7" x 6'6" (4.14m x 1.98m)

Central heating radiator, eaves storage cupboards, window to the side elevation and a Velux window.

Shower Room & WC

Smartly appointed and fitted with a three piece suite in white comprising a shower with glazed screens, a wash hand basin and a low level wc. Complemented by fully tiled walls and flooring, a central heated towel rail and a Velux window.

Outside

The property enjoys neat walled garden areas to the front and rear.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Located Within The Beautiful Otley Conservation Area.

Council Tax

Leeds City Council Tax Band D. 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>



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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.

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Queen's Terrace, Station Road, Otley, LS21

Main = 185.3 sq m / 1994 sq ft
 Limited Use Area(s) = 19.4 sq m / 209 sq ft
 Approximate Gross Internal Area = 204.7 sq m / 2203 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		70	80
(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.



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