DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



## Guide Price £255,000

- Mid stone-built terrace with period features
- Two bedrooms
- Useful attic room occasional bedroom or study
- Sitting room with log burner
- Smart fitted kitchen
- Large lower ground floor basement with separate external access
- Valuable off-street parking to the rear
- Superb location close to Otley's array of amenities

# 97 Albion Street, Otley, West Yorkshire, LS21 1DA

A beautifully appointed and presented two bedroom mid terrace property having the benefit of a useful occasional bedroom/study to the second floor, cellar and off street parking located within walking distance of the town centre.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk

dacres.co.u







# 97 Albion Street, Otley, West Yorkshire, LS21 1DA

Bradford 9 miles, Leeds 12 miles, Harrogate 13 miles (all distances approximate)

## General remarks

97 Albion Street is a traditional, Victorian stone built terrace property which is impeccably presented throughout retaining many period features.

To the ground floor is a sitting room with a fireplace and cast iron multi-fuel stove. There is a living kitchen with a range of fitted units and appliances, together with a rear entrance area. To the first floor are two bedrooms of varying sizes and the smart house bathroom, stairs lead to a converted attic room with Velux windows, perfect for a study/occasional bedroom boasting under eaves storage.

The lower ground floor/cellar covers the footprint of the property with three rooms and a separate access leading to a rear parking area/garden.

All main services are available including gas central heating and double glazing.

Albion Street is a short walk from the centre of Otley where you can access all local amenities. There is a good selection of shops, cafes, restaurants, as well as community groups and other sports clubs.

All Saints Primary School is within walking distance as is Wellcroft children's play park. The highly regarded Prince Henry's Grammar School is also readily accessible.

A short drive away is Menston train station which provides a regular service to Leeds, Bradford and Ilkley, whilst for travel further afield, Leeds Bradford International Airport is only a few miles distant.

## Directions

From Dacre, Son and Hartley's Otley office proceed in an easterly direction along Bondgate and follow the road round to the right into Gay Lane. Take the first main turning on the left into Cambridge Street and then take the second turning on the left onto Albion Street where the property will be found on the right hand side identified by a Dacre, Son and Hartley for sale board.  what3words: devours.highbrow.sector

## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

## Tenure, Services & Parking

- Freehold
- All mains services including gas central heating, double glazing and multi-fuel stove

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

## Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral fees

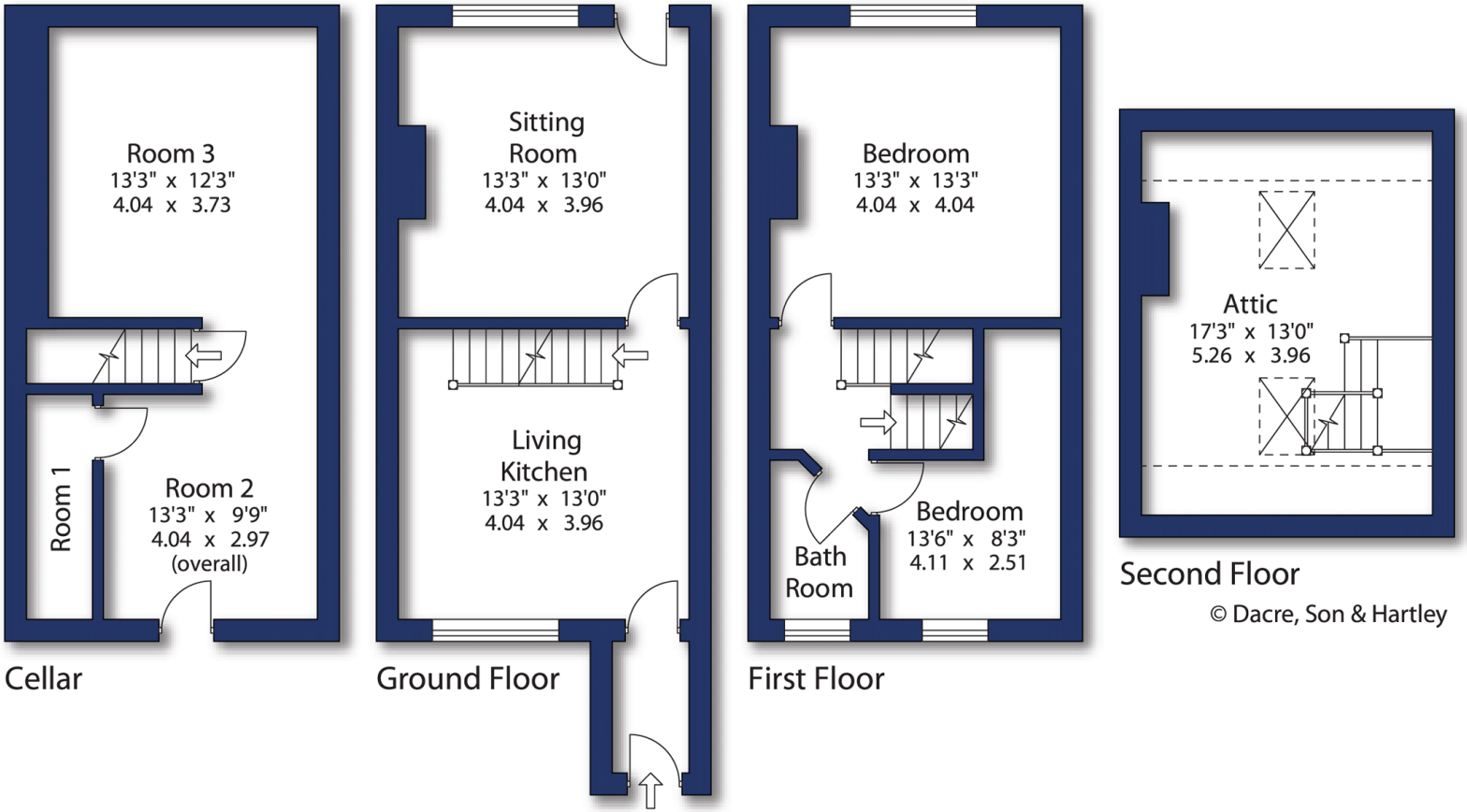
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services.  In either instance the fee/commission will not exceed £450 per case.  In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific.  Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

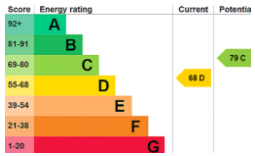
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# Floorplans




Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.


Contact us

01943 463321

otley@dacres.co.uk