



Guide Price £239,500

- Stone built through mid-terrace
- Living space arranged over three floors
- Three bedrooms
- Bathroom and separate WC
- Useful cellar storage area
- Pleasant lawned enclosed gardens
- Ever popular and central location
- All main services including gas fired central heating

17 Albion Street, Otley, West Yorkshire, LS21 1BY

A traditional three bedroom through terraced property with useful cellar space and pleasant lawned gardens in this ever-popular central location close to Otley's numerous amenities.

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West Yorkshire, LS21 3AB
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dacres.co.uk   



17 Albion Street, Otley, West Yorkshire, LS21 1BY

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

General remarks

17 Albion Street is a traditional Victorian stone-built terrace house which has flexible living space arranged over three storeys plus a useful cellar storage area.

To the ground floor there is a sitting room with fireplace and a dining kitchen having a range of fitted units with access to the rear garden. On the first floor is a bedroom and bathroom with separate WC as well as storage facilities whilst to the upper storey are two further bedrooms, one with velux window and one with a dormer.

To the lower ground floor is a useful cellar storage area - ripe for further development subject to the necessary consents.

A particular feature is the pleasant rear garden, which is enclosed and lawned, abutting a pleasant back lane.

All main services are installed including gas fired central heating.

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 and restaurants as well as community groups and other sports clubs. All Saints Primary School is within walking distance as is Well Croft 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 & Hartley's Otley office proceed in an easterly direction along Bondgate and follow the road round right into Gay Lane. Take the first turning on the left into Cambridge Street and then take the second turning left onto Albion Street where the property will be seen towards the top of this road on the left hand side identified by our for sale board. what3words reseller.stint.riverboat

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating
- On street parking

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.

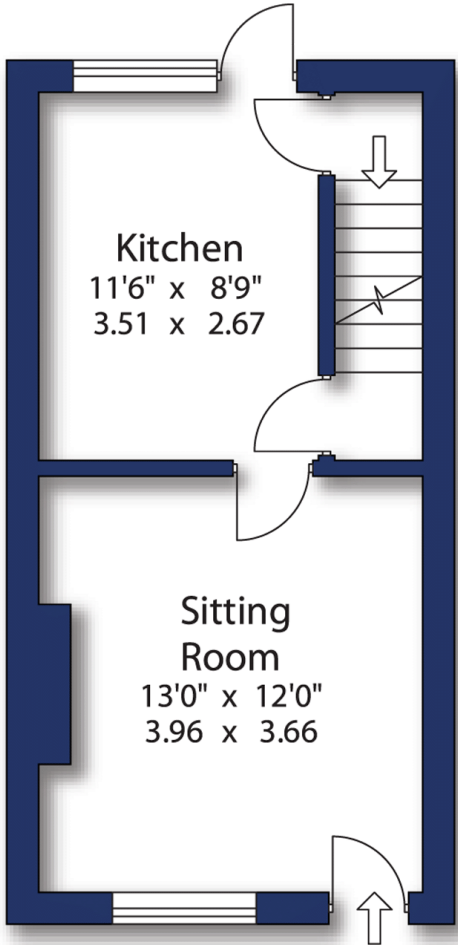
Referral fees

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.

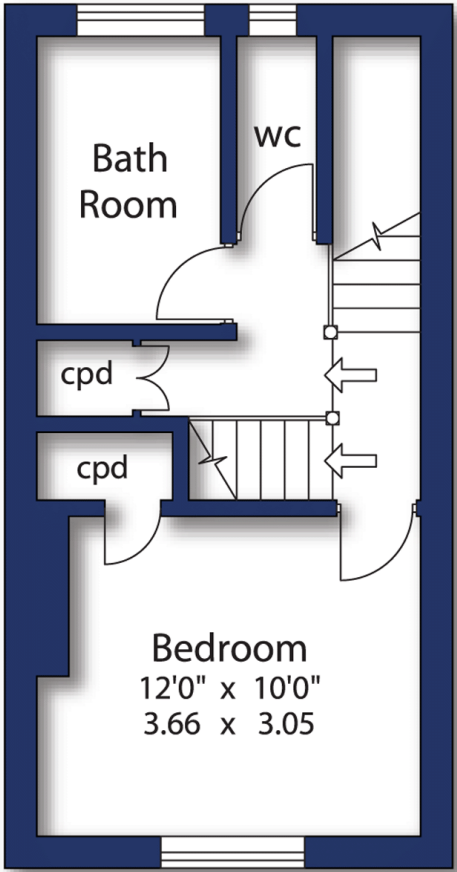
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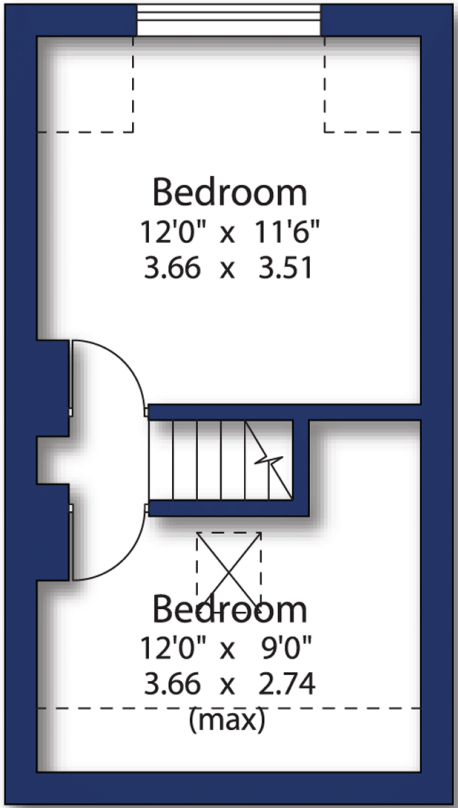
Floorplans



Ground Floor

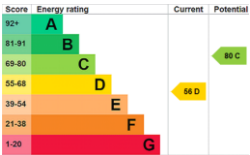


First Floor



Second Floor

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