



Guide Price £199,950

- Available with no onward chain
- Scope for modernisation and improvement
- Mid-terrace
- Two double bedrooms
- Smart shower room
- Front and rear garden
- Ideally located for schools
- Viewing highly recommended

4 Turner Crescent, Otley, West Yorkshire, LS21 2BW

Available with no onward chain, a well-proportioned two bedroom mid terrace home offering excellent potential for modernisation and improvement with a delightful front and rear garden. Viewing is highly recommended.

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

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4 Turner Crescent, Otley, West Yorkshire, LS21 2BW

Harrogate 10 miles, Bradford 11 miles, Leeds 13 miles (all distances approximate)

General remarks

Turner Crescent is just off Farnley Lane and is ideally located for The Whartons Primary School and Prince Henrys Grammar School.

Now in need of some cosmetic improvements this property provides an opportunity for someone to create a lovely home benefitting from all mains services, double glazing and gardens to the front and rear.

The accommodation to the ground floor briefly comprises of a generous sitting room with open fire and original art deco tiled fire surround. The kitchen is functional but is now in need of modernisation and has access to understairs storage space and a useful downstairs WC with direct access to the rear garden.

To the first floor is a smart shower room and master bedroom benefitting from a storage cupboard/wardrobe space currently used as a study area, the second bedroom has fitted wardrobes and both rooms are generous in size.

Outside to the front is a pleasant lawned southerly facing garden and with gated pathway leading to the front door. To the rear is a patio area, garden shed and lawned garden.

Otley is a market town, with three national supermarkets and a good choice of independent shops, cafes, bars, restaurants and a central bus station providing links to Leeds, Bradford and Harrogate with Menston train station a short drive away.

The town holds various community events during the year including the Otley Show, Otley Carnival, Otley Cycle Race, Farmers Market, Victorian Faye and much more. There's a good selection of active community groups; sports, dance, art and music to enjoy.

Located on the Banks of the River Wharfe and with the backdrop of the Otley Chevin and countryside on the doorstep, it's a prime location.

Directions

Leave the Dacre, Son & Hartley office in a northerly direction down Kirkgate, go through the main traffic lights into Manor Square which, in turn becomes Bridge Street. Follow the road, over the bridge and turn first right into Farnley Lane. Continue up past Prince Henrys Grammar School and Turner Crescent can be found on the left hand side. No. 4 can be identified on the right by our For Sale Board. what3words called.starlight.paintings

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- All mains services, double glazing and open fire
- On street parking only

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.

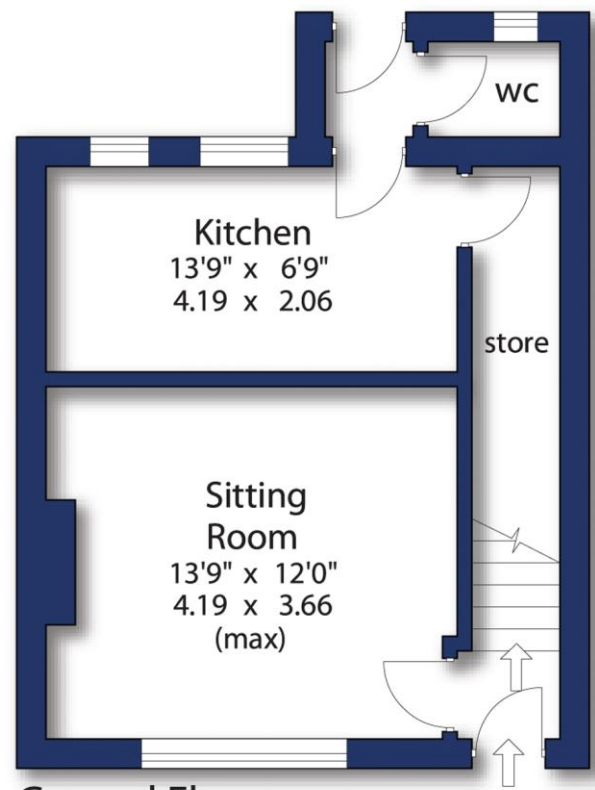
Referral fees

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.

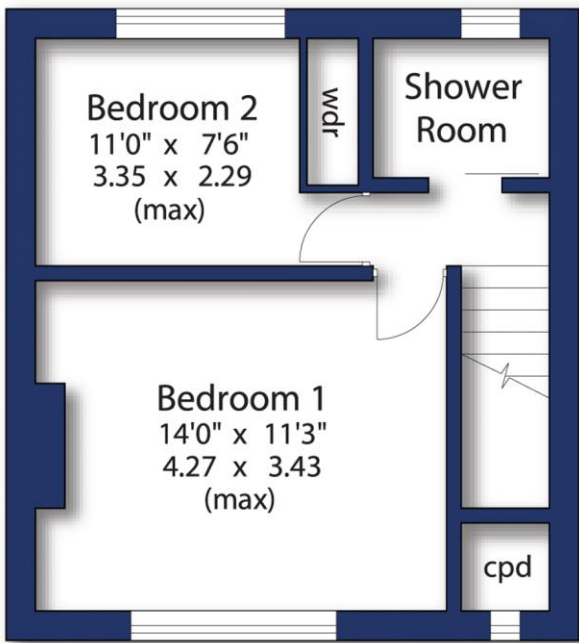
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Floorplans

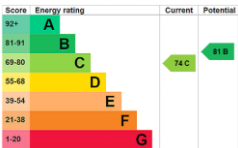


Ground Floor



First Floor

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Contact us

01943 463321

otley@dacres.co.uk