



## 15 Manor Street, Otley, West Yorkshire, LS21 1AX

We're delighted to offer this stunning extended Victorian mid-terrace home to the market, centrally located and well-presented throughout with four bedrooms, two bathrooms and benefitting from a delightful rear garden available with no onward chain.

The Estate Office, 2-4 Bondgate, Otley  
West Yorkshire, LS21 3AB

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**dacres.co.uk**   



## 15 Manor Street, Otley, West Yorkshire, LS21 1AX

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

**Guide Price: £435,000**

- Available with no onward chain
- Stone built Victorian mid-terrace with period features
- Arranged over four floors
- Two reception rooms, four bedrooms and two bathrooms
- Extended to the ground floor
- Rear garden area
- Excellent central location



## General remarks

During our client's ownership this home has been thoughtfully extended and re-configured to create a further shower room and impressive family dining kitchen area having direct access to the rear garden, a perfect entertaining space. Arranged over four floors to include a useful cellar, currently used for storage this home retains period charm with a modern contemporary feel aligned with modern day living.

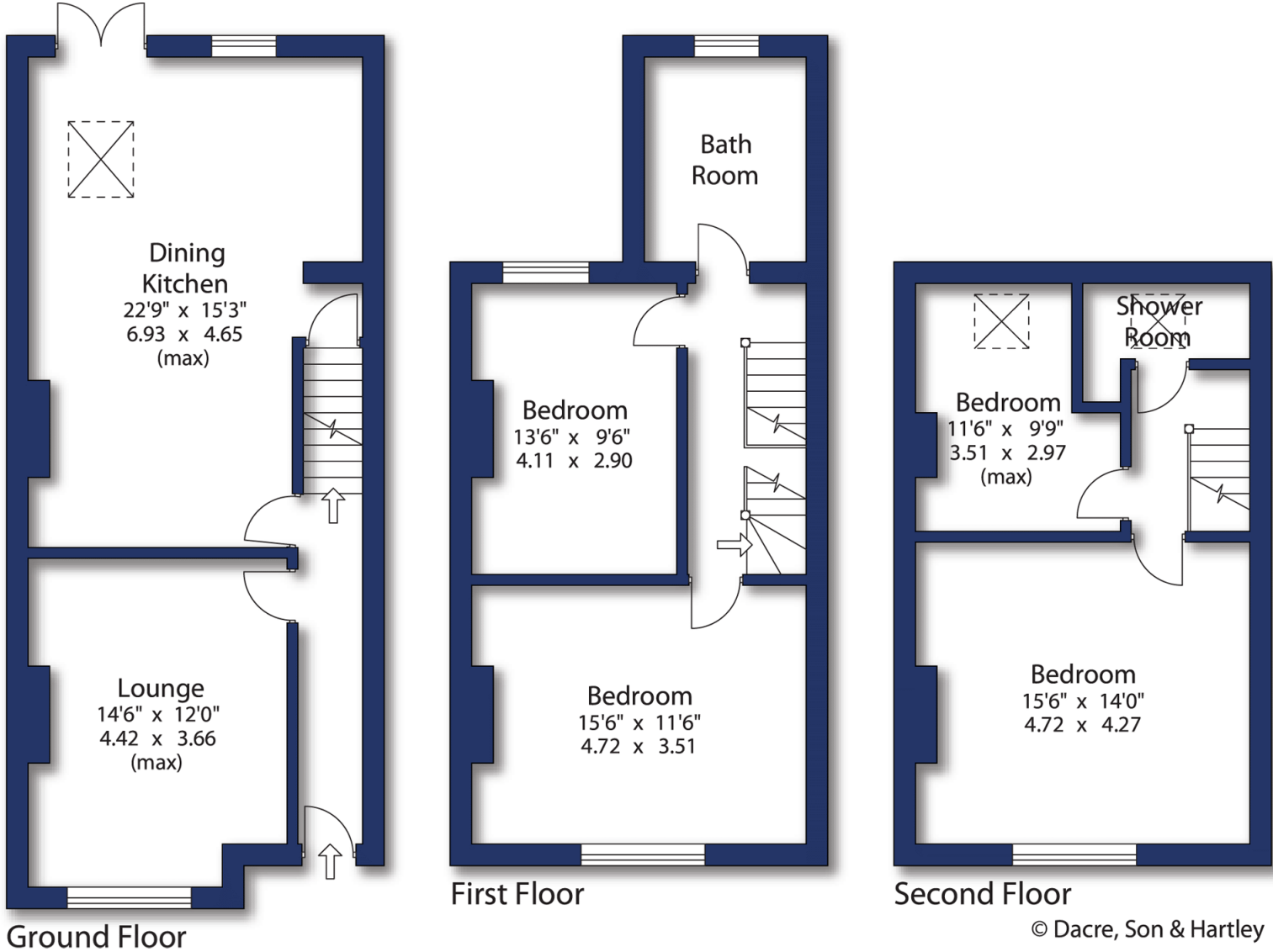
To the ground floor is an entrance hall, sitting room with feature bay window and wood burning stove, a perfect retreat. The kitchen has been extended to the rear providing a perfect space to entertain and relax with separate dining and cooking areas and a central island, it's well-appointed with a range of units, double Belfast sink and integrated fridge/freezer. To the first floor are two double bedrooms with exposed wooden floorboards and feature cast iron fireplaces. The house bathroom is smart and elegant and benefits from a four-piece suite to include a separate shower cubicle. To the upper floor are two further bedrooms and a recently installed shower room/wc. All mains services are installed including gas central heating and double glazing.

Outside to the front is a small area, perfect for pots and to the rear is a delightful garden, currently paved with raised beds and outside storage. We're advised by our vendor there is an arrangement for parking to the rear with a right of way (ask agent)

The property enjoys a sought-after near town centre location, close to recreational playing fields and within a comfortable walk of the picturesque River Wharfe and Prince Henrys Grammar School. Otley offers a good selection of independent shops, cafes and restaurants and has a central bus station.

The town is strategically located for comfortable daily travelling to Yorkshire's key commercial centres including Leeds, Bradford, Harrogate and York. Menston train station is a short drive away.

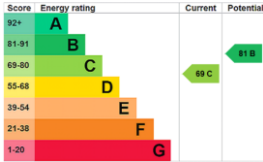
Floorplans



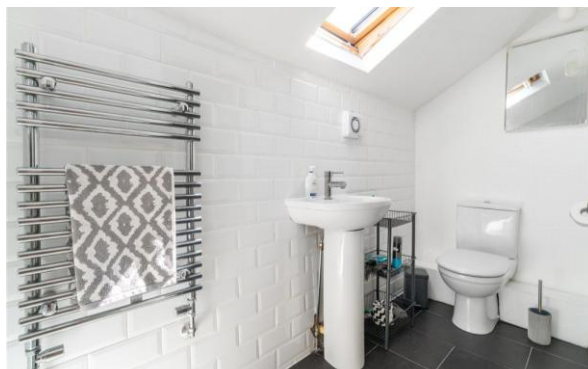
 Mortgage Advice Bureau  
01274 515 763

 Dacres Surveys  
Call for a quote  
01943 885 400

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#### Contact us



01943 463321



otley@dacres.co.uk

## Directions

From the centre of the town proceed along Bondgate turning left after the pedestrian crossing onto Crossgate. Continue through the traffic lights and after approximately 300 metres the property will be found on the right-hand side identified by our For Sale board. What3Words language.lance.rebounder

## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

## Tenure, Services & Parking

- Freehold
- The property is located within a conservation area.
- All mains services including gas central heating, double glazing and wood burning stove
- Ask agent

## 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](https://www.gov.uk/check-for-flooding-in-england)

## 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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