



2 Chevin Terrace, Otley, West Yorkshire, LS21 3JH

A truly exceptional four bedroom Victorian end-terrace property arranged over three floors having the benefit of a garden to the front, rear courtyard area, two parking spaces plus a single garage and far reaching views to the upper floor.

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Harrogate 11.5 miles, Ilkley 7 miles, Bradford 11 miles, Leeds 10.9 miles (all distances approximate)

Guide Price: £675,000

- Stunning stone-built Victorian end-terrace with a wealth of original period features arranged over three floors
- Four generous bedrooms and three bathrooms
- Delightful fore garden and private rear courtyard. Parking and garage.
- Spectacular views
- Just moments from Otley town centre



General remarks

Occupying one of Otley's most sought-after addresses 2 Chevin Terrace is located along Birdcage Walk and benefits from an elevated position with far reaching panoramic views from the upper floors towards Almscliffe Crag and The Wharfe Valley. Impeccably presented and thoughtfully appointed throughout this home has undergone an extensive programme of reconfiguration and modernisation during our client's ownership, seamlessly blending timeless period charm with the comforts of contemporary living creating a warm and inviting atmosphere throughout.

The accommodation briefly comprises of a dining kitchen with newly fitted units with useful walk-in pantry, utility room and WC. There is a dining/living room with feature wood burning stove. This room can be opened to the main living room via plantation shutters. The main living room is very impressive, with a feature fireplace, woodburning stove, bay window and high ceilings combined, this room is ideal for relaxing or entertaining.

To the first floor the master bedroom benefits from amazing views and a useful en-suite shower room, two further bedrooms can be found on this floor, one with en-suite and the house bathroom.

What once was a self-contained apartment the basement has been re-configured and now offers space for guests, family or a perfect teenage suite. You will find a nice open plan living / dining area, utility room, bedroom and shower room. It also benefits from a door leading to the outside. Every room has been finished to an exacting standard, reflecting the quality and care invested in this remarkable home.

Outside is a delightful fore garden, perfect for enjoying the views whilst the enclosed courtyard to the rear provides a private and tranquil space for outdoor entertaining or relaxing. There is parking for two cars plus a garage to the rear of the property. All mains services are provided to the property and there is a very useful storage space under the kitchen.

Perfectly positioned just a stone's throw from the vibrant heart of Otley, residents can enjoy an excellent selection of independent shops, cafés, restaurants, highly regarded schools and superb transport links, all within easy walking distance. Combining a prestigious location with outstanding accommodation and enduring character, this is a home of genuine distinction, and we encourage an early viewing.

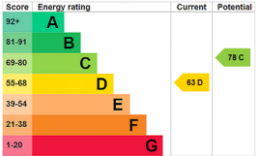
Floorplans



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Contact us



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Directions

From the town centre proceed up Burras Lane past the church. Turn left at the T-junction onto West Chevin Road and take the first turning on the left onto Birdcage Walk. No. 2 Chevin Terrace can be found towards the end on the right hand side and can be identified by our For Sale Board. What3Words bulky.reflected.regard

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently F Conservation Area

Tenure, Services & Parking

- Freehold
- All mains services. Gas central heating. Wood burning stoves.
- Parking and garage

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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