



## 22 Manor Street, Otley, LS21 1AX

Located within easy reach of the town centre this four-bedroom extended mid-terrace home offers an opportunity for a couple or growing family, arranged over three floors with a pleasant patio garden to the rear and useful outhouse/store.

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

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**dacres.co.uk**   



## 22 Manor Street, Otley, LS21 1AX

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

**Offers Over: £420,000**

- Stone built mid-terrace home arranged over three floors
- Many period features and wood burning stove
- Two spacious reception rooms
- Four bedrooms and two shower rooms
- Rear garden patio area and useful out house/shed



## General remarks

This home has been loved and cared for by our current owner for over 40 years and is now ready for new owners to create their own memories.

The accommodation comprises of an entrance hall, pleasant sitting room and dining room which benefits from a multi-fuel stove. The dining kitchen has a good range of units with integrated appliances and there is also a useful pantry/store area. To the rear is a useful porch which leads to the rear patio garden.

To the first floor are two double bedrooms, one with fitted wardrobes and spacious shower room. To the upper floor are a further two bedrooms and additional shower room.

This home has many period features in keeping with its age and benefits from all mains services, gas central heating and double glazing.

Outside to the rear is a pleasant westerly patio garden area with useful outhouse/shed with power. This is a lovely area to relax and unwind. To the front is a cottage walled garden.

Otley is a thriving market town with a good variety of independent shops, cafes and restaurants. This home is a stone's throw from Wharfemeadows Park where you can enjoy riverside and nature walks, a playpark and Otley boats during the summer months. Prince Henrys Grammar School is also close by.

There is a central bus station, and Menston train station is a short drive away providing links to Leeds and Bradford.

Floorplans



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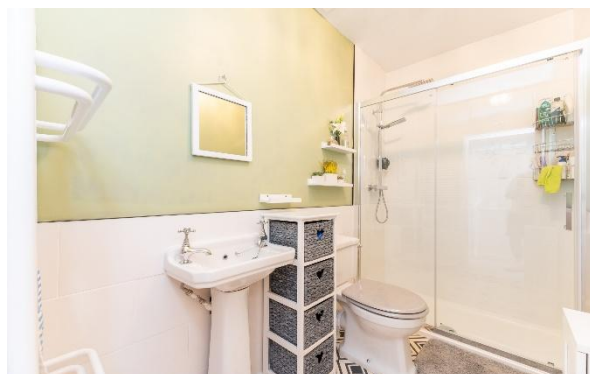
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#### Contact us



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 left-hand side identified by our For Sale board. What3Words digress.branched.cheesy

## Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band is currently D

## Tenure, Services & Parking

- Freehold
- All mains services. Double Glazing. Gas Central Heating. Multi-fuel stove.
- 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](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.

Dacres Ref: OTL210099/HCJ/03.08.26(1)