



13 Orchard Street, Otley, West Yorkshire, LS21 1JU

A superb two bedroom, back to back terraced home, with living space arrange over four floors ,smartly appointed and modernised throughout with period features and delightful décor together with a paved enclosed garden in a convenient yet quiet setting close to Otley's numerous facilities.

Guide Price £249,950

- Beautifully appointed with high-quality finishes throughout.
- Four-storey layout offering flexible living spaces.
- Prime location highly convenient for town amenities.
- Smart Shaker-style fitted family kitchen with integrated appliances.
- Two double bedrooms complete with built-in wardrobes
- UPVC double glazing installed throughout the home.

The Estate Office, 2-4 Bondgate, Otley, West
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Menston Station 3 miles, Bradford 11 miles, Leeds 11 Miles
(all distances approximate)

General remarks

This is an infrequent opportunity to acquire a beautifully presented four storey terraced property which benefits from mains services including gas-fired central heating and double glazing.

As the photographs show, the house is impeccably presented from top to bottom, As you enter the home, you step into a ground floor sitting room that features a lovely fireplace. The Shaker-style kitchen can be found on the lower ground floor having several appliances and ample space for a dining table. Whilst to the first floor there is a double bedroom with fitted wardrobes and a smart house bathroom with modern white suite and separate shower enclosure . To the top storey there is a further double bedroom featuring fitted wardrobes, substantial dormer window and oak flooring. Outside, you will find a neat, fully enclosed low-maintenance paved courtyard.

The property is discreetly located just a short distance from the town centre. Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. There are numerous central amenities including supermarkets, restaurants, public houses and leisure activities close to hand, as are the local primary schools and the highly regarded Prince Henry's Grammar School. From nearby Menston, regular train services run to Leeds, Bradford and Ilkley, whilst for journeys further afield Leeds/Bradford International Airport is at nearby Yeadon.

Directions

From the centre of Otley, proceed in an easterly direction along Bondgate and then follow the road round onto Gay Lane, taking the first left onto Cambridge Street. Orchard Street will be found after a short distance on the right-hand side where the property can be found through the ginnel on the left hand side, the property is immediately on the left identified by our for sale board.

what3words prompt.presented.trap

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold – Conservation area
- All mains services
- 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.

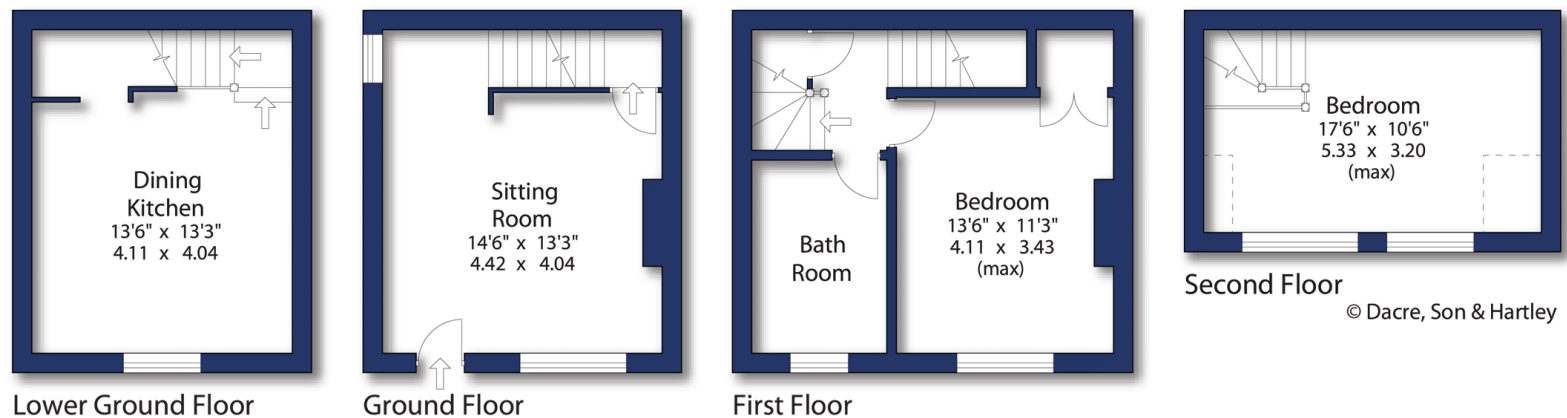
Referral fees

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



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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