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23 Ashfield Place, Ilkley Road, Otley, LS21 3PN

An exciting opportunity to purchase this charming stone built three-bedroom period terrace property ideally positioned within easy walking distance of Otley town centre yet enjoying an exceptional setting on the banks of the River Wharfe.

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23 Ashfield Place, Ilkley Road, Otley, West Yorkshire, LS21 3PN

Leeds 12 miles, Bradford 10 miles, Harrogate 12 miles (all distances approximate)

Guide Price: £495,000

- **Mid-terrace stone property with enviable riverside setting**
- **Arranged over four floors with many period features throughout**
- **Three bedrooms and house bathroom**
- **Garden leading to the River Wharfe**
- **Useful garden room with power to enjoy the tranquil setting**

General Remarks

23 Ashfield Place is a distinctive home full of character and period charm offering well-proportioned accommodation arranged over four floors. Throughout this property you will find original wooden floors, exposed stone, decorative period features and fireplaces, it does not disappoint.

A welcoming elegant entrance hall sets the scene for this home. The sitting room and dining room have been opened up to create an open plan feel with plenty of natural light and provides a versatile space for relaxation, dining or entertaining having the benefit of a wood burning stove. A special feature of this home is it's one of only two on this row that benefits from a balcony area with wrought iron railings. It can be enjoyed by opening the sash windows in the dining area and has the potential, subject to planning to incorporate direct access. To the lower ground floor stone stairs lead to the family dining kitchen with useful storage and WC. This room is the 'hub' of the home, having an impressive stone fireplace and wood burning stove it provides another space to relax, cook and entertain having direct access to the garden, perfect for those late summer evenings and alfresco dining. The kitchen is a blend of traditional and contemporary with a breakfast bar, traditional fittings and Belfast sink. To the first floor is a double bedroom and house bathroom which has been upgraded during our client's ownership and benefits from having a separate shower cubicle. To the upper floor are two further double bedrooms.

Outside to the front is a small private walled area with iron gate leading to the front door. The property's outstanding feature is undoubtedly it's garden which leads down to the banks of the River Wharfe with fishing and boating rights (to be independently verified via your solicitor).



There is also a garden room with power that would lend itself to multiple uses but works perfectly as a space to relax and enjoy the tranquil setting, wildlife and changing landscape. There is a path providing right of way for residents only between the house and the garden. The garden also has lawned areas, fruit trees and a raised patio. Ashfield Place are proud winners of the Most Wildlife Friendly Street in Otley as part of the 2025 Otley Wildlife Awards

The property benefits from all mains services, gas central heating and double glazing.

Otley is a busy, traditional market town with a good selection of independent shops, restaurants, cafes etc. There is a central bus station, and Menston train station is a short drive away. Local schools are all close by, including Westgate Primary School and Prince Henrys Grammar School.

Sellers Comments

"No.23 has been our beloved home for the past seven years. During this time, we carefully modernised it by restoring the windows, installing a new roof and adding a garden room with a view of the river, where we have often seen kingfishers and otters pass by. Gathering around the traditional fireplaces in winter and rowing on the river from our garden in the summer have been personal highlights"





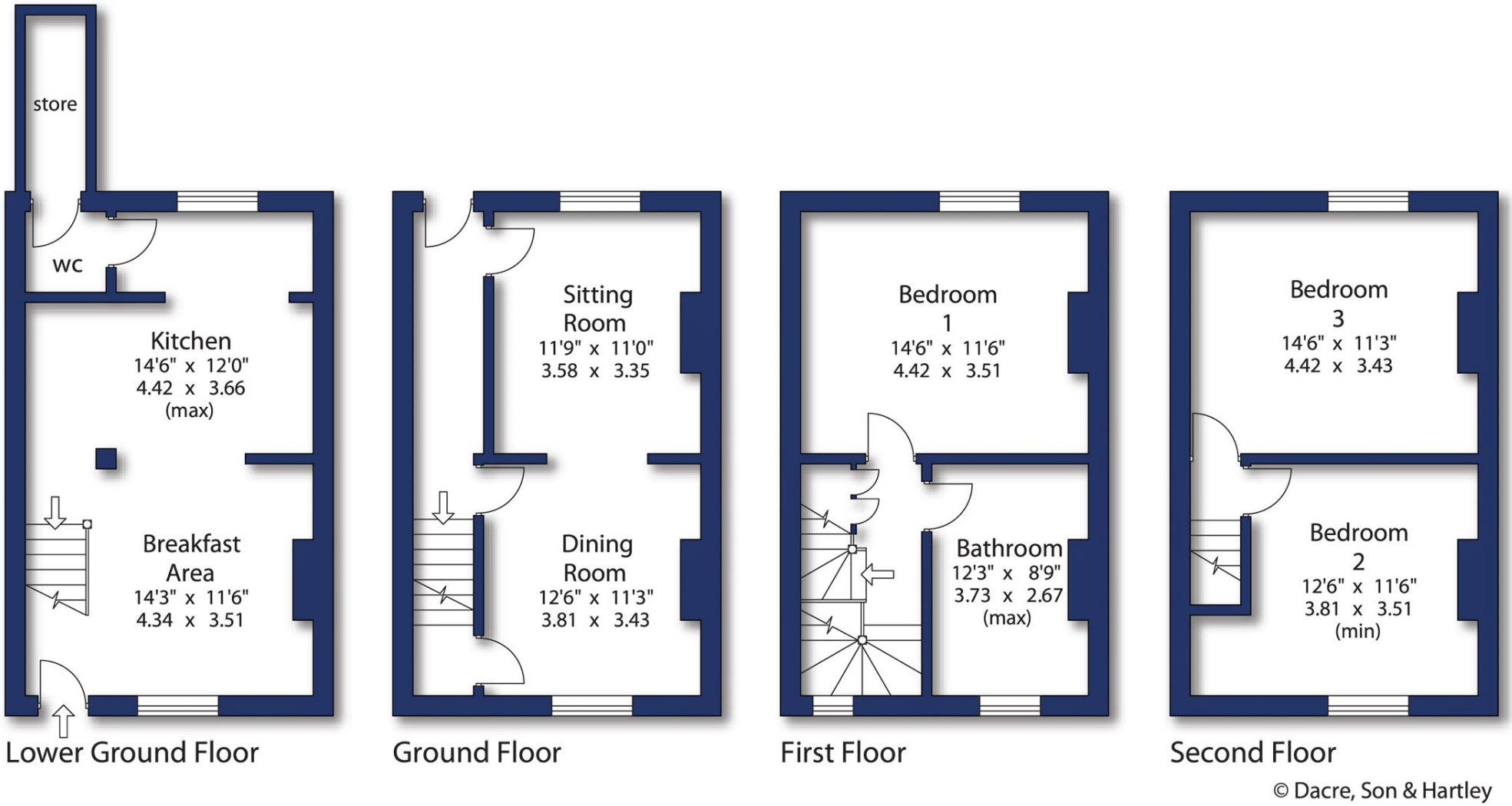








Floorplans



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Directions

From our offices on Bondgate proceed in the direction of the Market Square, at the traffic lights turn left onto Beech Hill and follow this road as it becomes Westgate. Take the right hand turn next to The Fleece public house into Ilkley Road where 23 Ashfield Place can be found on the right hand side, identified by our For Sale Board. What3Words shackles.unhelpful.blunt

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services, gas central heating, double glazing, log burning 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

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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