



Guide Price £275,000

- No onward chain
- Stone built end-terrace cottage
- Period features throughout
- Three bedrooms
- Village location
- Stunning countryside views to front and rear
- Scope for improvement

1 Top Row, Newall With Clifton, Otley, LS21 2HF

If you're looking for an idyllic stone-built cottage with scope for improvement situated in a semi-rural setting this could be the one and we would encourage an early viewing to avoid disappointment.

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

Tel: 01943 463321

Email: otley@dacres.co.uk

dacres.co.uk   



1 Top Row, Newall with Clifton, Otley, North Yorkshire, LS21 2HF

Harrogate 12 miles, Bradford 13 miles, Leeds 13 miles (all distances approximate)

General remarks

Whilst the property would benefit from some modernisation and TLC the potential is clear, making this an exciting proposition for those looking to create a beautiful individual home in this delightful setting.

Historically, what was two cottages have carefully been combined to create a spacious home offering well-proportioned accommodation arranged over two floors.

Once you step inside, it immediately reveals its traditional character you would expect, the features include exposed stone walls, beams and impressive fireplaces.

To the ground floor are two generous reception rooms, one with an open fire. The kitchen is smart but would benefit from upgrading and there is a useful understairs storage area. Upstairs are three bedrooms of various sizes along with a house bathroom. Outside to the front is a small area where you could place a bench as the other properties have done on this row to appreciate and enjoy the outlook.

The property benefits from mains electric and water, electric storage heating system and partial double glazing.

The exclusive rural hamlet of Clifton is surrounded by open scenic countryside with delightful walks nearby. It is approximately two miles north of Otley's active market town centre and five miles northeast of Ilkley's Victorian spa town. Otley itself features an extensive range of shops including Waitrose, Sainsburys and Asda supermarkets, excellent schools including the highly regarded Prince Henry's Grammar School, and numerous recreational facilities.

It is strategically located for comfortable daily travelling to Yorkshire's key commercial centres including Leeds, Bradford, York and Harrogate. The A1/M1 link road is accessible and Leeds/Bradford International Airport a few miles distance.

Directions

Leave the centre of Otley in a northerly direction crossing the river Wharfe and continuing straight up the hill. A quarter of a mile after passing The Roebuck public house, turn left where it is sign posted to Clifton. 1-2 Top Row can be found on the right-hand side identified by our For Sale Board. what3words abolish.mourner.erase

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B
- Conservation area

Tenure, Services & Parking

- Freehold
- Mains water and electric. Open Fire. Part double glazing. Electric storage heaters
- Parking and potential to obtain some land to the back (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](#)

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.

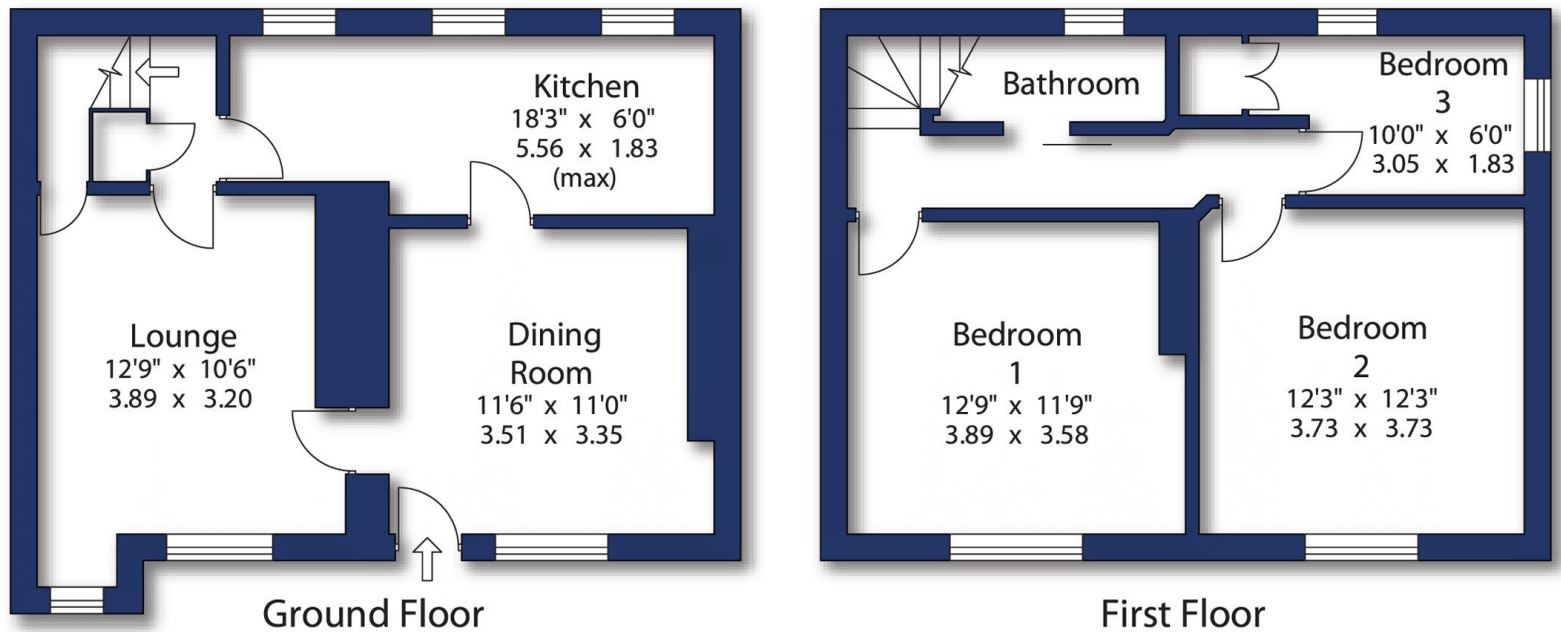
Referral fees

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.

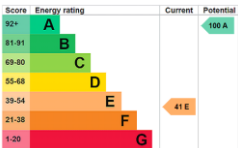
Dacres Ref: OTL250069/H CJ/29/09/2026(1)



Floorplans



© Dacre, Son & Hartley



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.

Contact us

01943 463321

otley@dacres.co.uk