



39 Danefield Terrace, Otley, West Yorkshire, LS21 1HU

An exceptional and completely modernised, three-bedroom, two-bath/shower room terraced property with recently converted lower ground floor, gardens and open views, situated in a quiet yet convenient location within Otley town.

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

Tel: 01943 463321 Email: otley@dacres.co.uk



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Harrogate 11 miles, Skipton? 16 miles, Leeds 13 miles (all distances approximate)

Guide Price: £390,000

- Substantial accommodation over four storeys
- Dining room with handsome Yorkshire Range
- Lounge and smart fitted kitchen plus ground floor WC
- Three upper storey bedrooms - one with ensuite, plus study area/dressing room
- Easily managed enclosed southerly facing gardens with handsome views to Otley Chevin
- Quiet yet convenient location for Otley's many amenities



General remarks

This must be one of Otley's finest, centrally located Victorian terraced houses. Our clients should be commended on their imagination and verve to upgrade this characterful family home to bring a delightful blend of the contemporary and period, with very well planned and extensive accommodation.

Recently the former cellar area has been converted into a lower ground floor dining room together with a useful utility area and excellent storage, whilst to the ground floor is a lounge with feature cast iron log burning stove and long-distance views, plus a smart fitted kitchen with flagged floors and a range of appliances, as well as a useful downstairs WC.

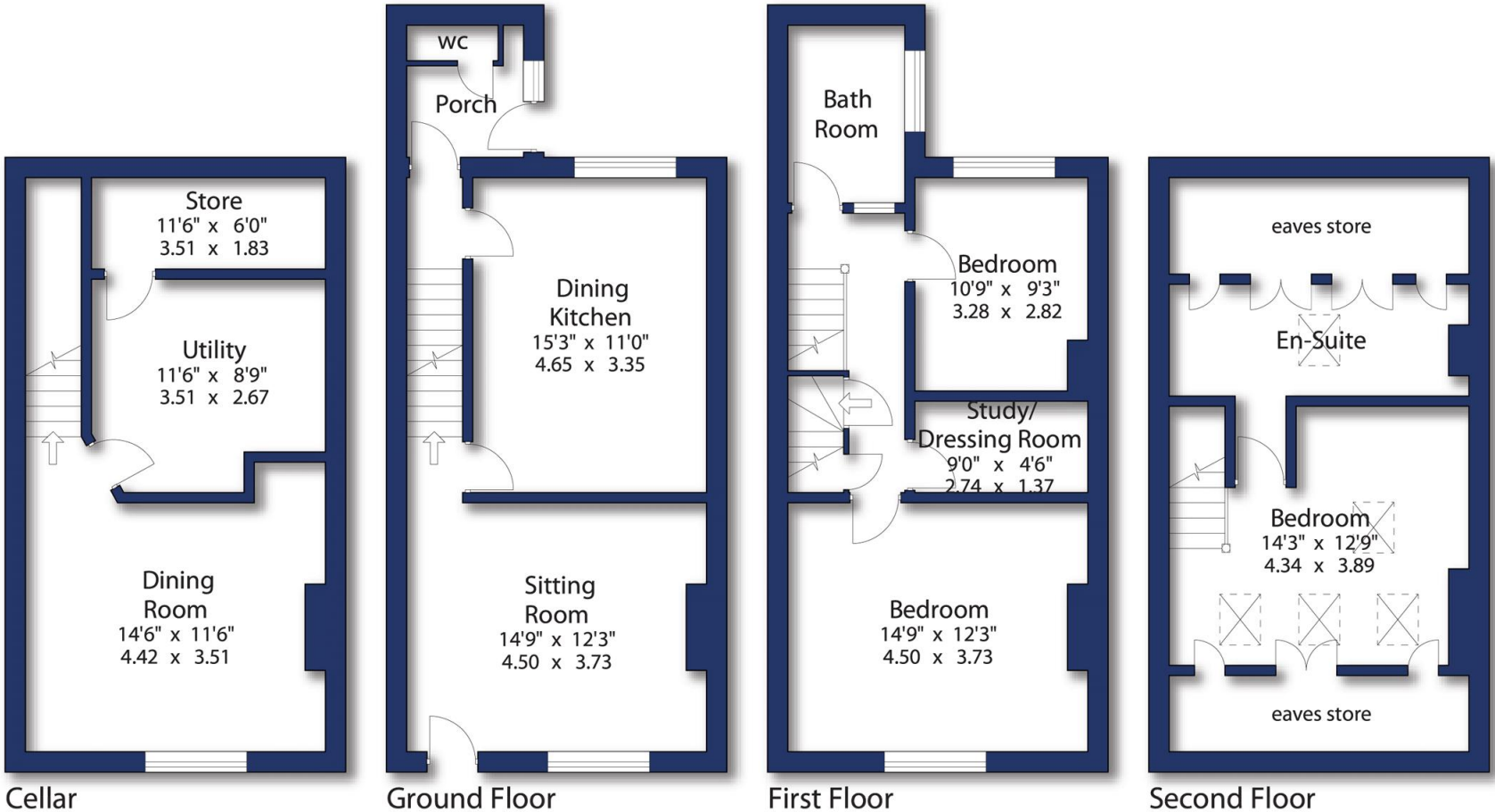
To the first floor are two bedrooms and smart house bathroom, as well as a study/dressing room. To the upper storey is a recently converted bedroom suite with large Velux window, ensuite shower room and ample underneath storage.

Outside there is a pleasant, easily managed southerly facing garden abutting open fields with fine views, whilst to the rear is a paved, enclosed yard area.

The property enjoys a most sought after 'tucked away' location which is easily accessed off the A659 Pool Road. Otley's excellent central shopping, recreational and schooling facilities are within reasonable walking distance, whilst Prince Henry's Grammar School is highly regarded.

There is an Asda supermarket nearby, although the town accommodates Waitrose and Sainsbury's too. The surrounding business centres of Leeds, Bradford, York and Harrogate are within daily travelling distance, whilst the A1/M1 link road near to Wetherby makes access further afield more accessible by road. Leeds Bradford International Airport is at nearby Yeadon.

Floorplans



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Mortgage
Advice Bureau

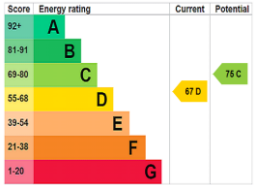
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Contact us



01943 463321



otley@dacres.co.uk

Directions

From the town centre, proceed in an easterly direction on the A659, turning right onto St. Clair Road, soon after Otley Rugby Club. Danefield Terrace is the first left-hand turning where the property will be seen after a short distance on the right-hand side, identified by a Dacre, Son and Hartley For Sale board. What3Words file.tricycle.camper

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- On street parking
- All mains services and log burning stove

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

East Of Otley Development- 21/01671/OT

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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