



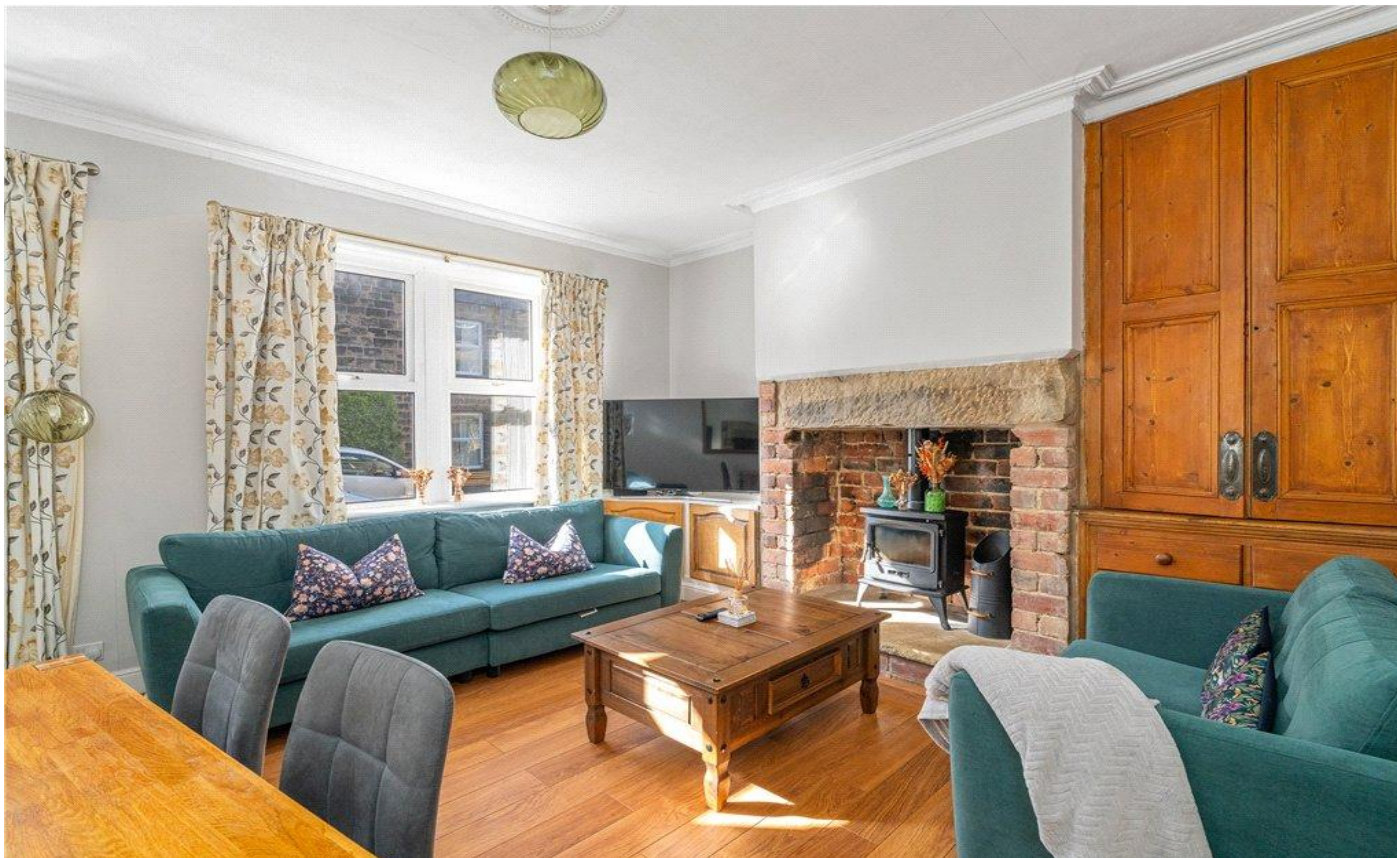
15 Granville Place, Otley, West Yorkshire, LS21 3EA

Available with no onward chain, we're delighted to present this substantial stone-built end-terrace property, well presented throughout with courtyard area to the rear, period features and located within this sought after residential area within walking distance of the town centre.

Guide Price £299,950

- No onward chain
- Substantial End-Terrace
- Living accommodation arranged over three floors
- Period features
- Smart Kitchen and bathroom
- Sitting room with woodburning stove
- Three bedrooms
- Double glazing and gas central heating
- Rear courtyard area
- Walking distance of the town centre

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk



15 Granville Place, Otley, LS21 3EA

Bradford 9.5 miles, Harrogate 11.5 miles, Leeds 12.5 miles
(all distances approximate)

General remarks

Available with NO CHAIN this delightful property effortlessly combines traditional character with comfortable contemporary living. Arranged over three floors and complemented by a useful cellar, the accommodation offers an appealing degree of versatility, making this a wonderful home for those seeking something with genuine personality and charm.

To the ground floor the sitting room is of a generous size and is complemented by a rustic fire surround housing a woodburning stove, a particular feature of this room is the alcove storage which is in keeping with a property of its era. The kitchen has a good range of smart base and wall units and has a beautiful, restored Range Cooker. This is for decorative purposes only and provides a striking centrepiece. The rear entrance vestibule in place can be removed if desired, currently the property is used as an Airbnb therefore this vestibule meets regulations for fire safety. Whilst in place, it does provide a separate area for coats and shoes. A particularly practical feature is the cellar, which provides valuable additional space away from the principal accommodation. Currently used as a utility area, there is plumbing for a washing machine together with useful storage space. To the first floor is a double bedroom with built in wardrobe and cast-iron fireplace, the bathroom is well appointed and benefits of a separate shower cubicle. Two further bedrooms can be found on the upper floor, both with feature beams and Velux windows.

Outside to the front is a small fore garden and path leading to the front door. To the rear is an enclosed courtyard garden, offering a private and easily maintained outdoor space. With room for a table and chairs, it provides the perfect setting for morning coffee, summer dining or relaxing with friends and family

The property enjoys an enviable position for making the most of everything Otley has to offer. The nearby Waitrose supermarket provides convenient everyday shopping, while the town centre is within easy reach and offers an appealing mix of independent retailers, cafés, bars and restaurants, alongside a choice of national supermarkets.

There is a central bus station, Menston train station is a short drive away. It's ideally located for access onto the M1 and A1 providing great commuter links.

www.visitotley.co.uk

Directions

From our office turn right onto Burras Lane, follow the road up and just after Waitrose turn right onto Granville Mount. Take the second turning into Jennetts Crescent and Granville Place is found on the left-hand side. what3words tightest.boil.tint

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is C (Currently on business rates)
- Conservation Area

Tenure, Services & Parking

- Freehold
- All mains services. Gas central heating. Double glazing. Wood 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. NB: This property is currently used as an Airbnb and is on business rates

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.

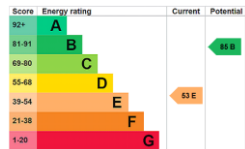
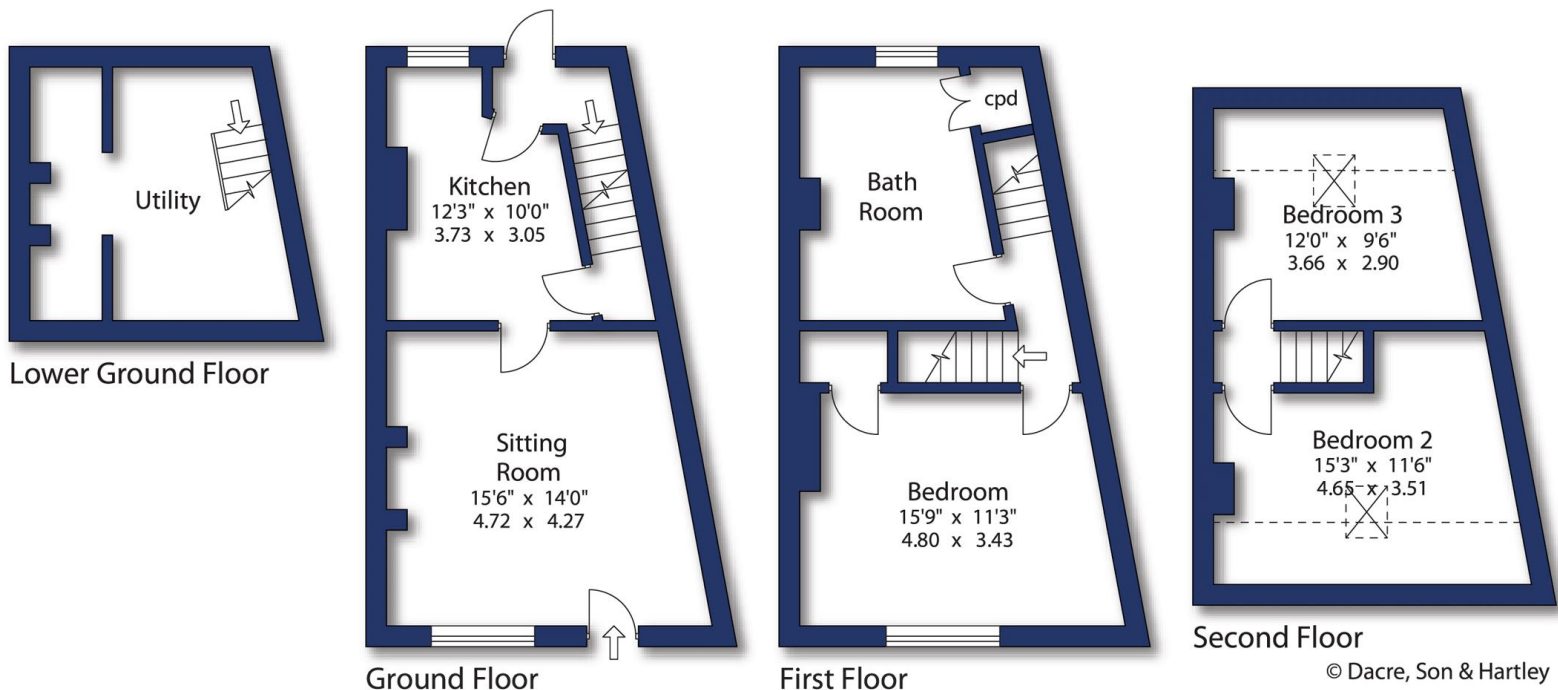
Referral fees

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: OTL230230-HCJ/04.10.2026(1)



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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