



101 Albion Street, Otley LS21 1DA
Asking Price Of £250,000





101 Albion Street

Otley

LS21 1DA

A SMARTLY PRESENTED AND DECEPTIVELY SPACIOUS 3 BEDROOMED INNER TERRACED HOUSE TRULY WORTHY OF AN INTERNAL VIEWING TO FULLY APPRECIATE THE EXCELLENT ACCOMMODATION ARRANGED OVER FOUR FLOORS AND THE ENCLOSED GARDEN TO THE REAR.

Having been lovingly updated and restored over the last few years, this deceptively spacious stone faced terraced house must be viewed. The accommodation commences with a lovely sitting room which has a warming wood burning stove to the chimney breast and a kitchen to the ground floor. Stairs lead down to a lower ground floor area with a family room and a utility room. To the first floor there are 2 bedrooms and the smart modern house bathroom, and finally on the top floor is the third bedroom. To the rear is a covered patio area as you emerge from the lower ground floor. This leads to the exotic stocked garden with a timber summer house and fencing privately enclosing.



Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

SITTING ROOM 13' 2" x 13' 1" (4.01m x 3.99m) A lovely reception room having a composite outer door and window to the front elevation, focal fireplace with a wood burning stove inset, ceiling cornice, built in cupboard to the alcove and a central heating radiator.

KITCHEN 13' 2" x 5' (4.01m x 1.52m) Fitted kitchen units having work surfaces over with a sink unit inset. Plumbing for a washing machine, built in electric oven and gas hob with an extractor hood over. Window to the rear and the staircase down to the lower ground floor.

FAMILY ROOM 13' x 12' 4" (3.96m x 3.76m) A great additional space to this house, the family room offers flexible use, ideal as it is currently as a second living room, or for families maybe a playroom or for those working from home the perfect home office. Central heating radiator.

UTILITY ROOM 13' x 5' (3.96m x 1.52m) Useful area with kitchen cupboards, the central heating boiler, window and door to the rear garden.

FIRST FLOOR LANDING With access to the following rooms:

BEDROOM 1. 13' 2" max x 8' 7" (4.01m x 2.62m) Built in wardrobe to the alcove, central heating radiator and a window to the front elevation.

BEDROOM 2. 13' 2" x 5' 2" (4.01m x 1.57m) Built in cupboard, a central heating radiator and a window to the rear looking over the garden.

BATHROOM W.C Modern three piece suite comprising a roll top bath with a shower over, a wash hand basin to a vanity unit and a low level w.c. Tiled flooring and walls, central heating radiator.

BEDROOM 3. 21' 3" max into the eaves x 13' 3" max (6.48m x 4.04m) A pitched ceiling (so restricted height to the edges) having exposed beams, a skylight window and a central heating radiator.

REAR GARDEN To the rear is a covered patio area directly from the house with steps up to an exotic stocked garden that also has a large timber summerhouse and fencing privately enclosing. A private lane runs to the rear of this section of Albion Street which our clients have carefully used for parking whilst allowing space for neighbours to pass.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

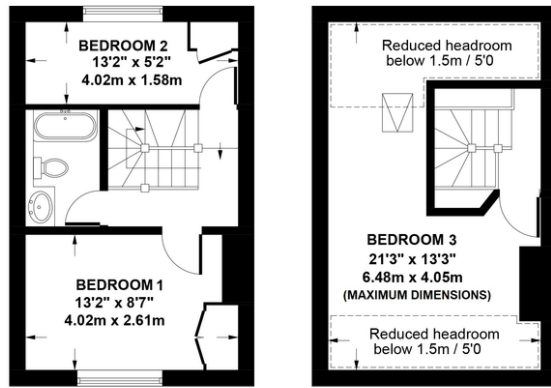
VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.

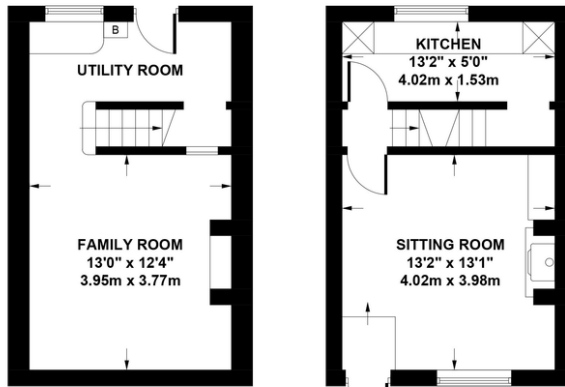
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.





FIRST FLOOR

SECOND FLOOR



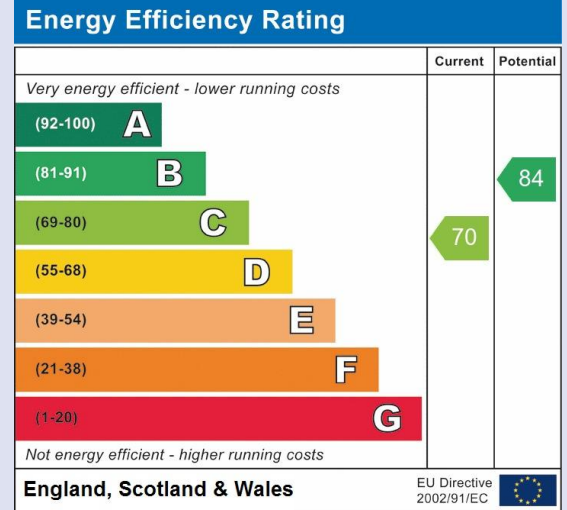
LOWER GROUND FLOOR

GROUND FLOOR

= Reduced headroom below 1.5m / 5'0"

101, ALBION STREET

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 801419)



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.