



## 2 Chevin Terrace, Otley LS21 3JH

Asking Price Of £595,000





## 2 Chevin Terrace

Otley  
LS21 3JH

A SIMPLY STUNNING 3 DOUBLE BEDROOMED VICTORIAN END TERRACE WITH A SEPARATE ONE BEDROOMED GARDEN APARTMENT, PARKING & GARAGE.

Situated close to Otley Chevin Park, enjoying a beautiful elevated position which affords a picturesque outlook, this sumptuous period home strikes the perfect balance between the wonderful period features, whilst being sympathetically modernised and fitted with contemporary fittings to create a luxurious finish. The main house itself includes 3 excellent bedrooms, 2 with en-suites and a house bathroom, the most fabulous sitting room, separate dining room, a dining kitchen, utility and downstairs w.c. Accessed from the side is a spacious garden apartment which has a large living and dining room, separate kitchen, double bedroom and a bathroom w.c. This is a perfect home for a family with dependant relatives or a home with a potential rental income. Neat gardens to the front and artificial lawned rear, garage and parking.



**The Main House** accommodation with GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:

**ENTRANCE HALLWAY** A lovely welcoming entrance hallway having beautiful exposed polished floorboards, moulded ceiling cornice, a central heating radiator and the staircase to the first floor.

**SITTING ROOM** 22' 8" x 13' (6.91m x 3.96m) A stunning reception that floods with natural light from the beautiful splay bay window that enjoys a lovely open outlook. Victorian marble fireplace with a wood burning stove inset, ornate cornice detailing and ceiling rose, picture rails and a central heating radiator.

**LIVING & DINING ROOM** 18' x 14' 3" (5.49m x 4.34m) Once again a fabulous proportioned reception room that has polished oak flooring, a stunning Victorian marble fireplace with an open fire and built in cupboards to the alcoves. Moulded ceiling cornice, picture rails, windows to the side and rear and a central heating radiator.

**DINING KITCHEN** 14' 10" x 14' 4" (4.52m x 4.37m) Offering a range of hand painted wall and base units with work surfaces over and a sink unit inset. Space for a range style cooker with an extractor hood over, plumbing for a dishwasher and a central heating radiator. Long windows and glazed French doors to the southerly facing courtyard garden area, a very useful and spacious walk in pantry and a central heating radiator.

**UTILITY ROOM** Fitted kitchen units, plumbing for a washer, central heating boiler and a window to the front elevation.

**DOWNSTAIRS W.C** Low level w.c

**FIRST FLOOR LANDING** Providing access to the following rooms:

**BEDROOM 1.** 19' 4" x 12' 11" (5.89m x 3.94m) With a large bay window to the front offering picturesque views, a focal fireplace to the chimney breast, moulded ceiling cornice and two central heating radiators.

**EN-SUITE** Shower cubicle, a wash hand basin and a window to the side elevation.

**BEDROOM 2.** 14' 4" x 9' 5" (4.37m x 2.87m) Focal fireplace to the chimney breast, an original stripped cupboard to the alcove, central heating radiator and a window to the rear.

**BEDROOM 3.** 10' 8" x 8' 7" (3.25m x 2.62m) Central heating radiator and a window to the side elevation.

**EN-SUITE** Smart modern three piece suite comprising a shower cubicle, a wash hand basin and a low level w.c. Attractive travertine tiled walls and flooring, chrome central heated towel rail.

**HOUSE BATHROOM** Beautifully presented with travertine tiled flooring and walls, the house bathroom includes a bath with a shower over, a wash hand basin and a low level w.c. Heated towel rail and a window to the front elevation.

### **SELF CONTAINED GARDEN APARTMENT**

The perfect self contained apartment, ideal for a dependent relative, older children or as a rental property providing a regular income stream.

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

**LIVING AND DINING ROOM** 16' 7" x 14' 11" (5.05m x 4.55m) A large reception room having windows and a private entrance door to the side elevation, exposed and polished floorboards and a central heating radiator.

**KITCHEN** 12' 9" x 8' 4" (3.89m x 2.54m) Fitted wall and base units having worksurfaces over and a sink unit inset. Built in electric oven and gas hob with an extractor hood over, plumbing for a washer and dishwasher. Central heating radiator, window and exposed, polished floorboards.

**BEDROOM** 13' 5" x 12' 9" (4.09m x 3.89m) Bay window to the front elevation and a central heating radiator.

**BATHROOM** Panelled bath with a shower and a screen over, wash hand basin, tiled splash backs and a heated towel rail.

**SEPARATE W.C** Low level w.c.

**GARDEN & GARAGE** To the front of the property steps lead up the pebbled garden with shrubs and bushes inset and steps up to the front door. To the rear of the property is an artificial lawned garden with walling and enjoying a southerly aspect. The property also has a detached single garage for parking and two further parking spaces.

**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 E for the house and Tax Band A for the apartment. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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@daleedison.co.uk](mailto:otley@daleedison.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. A fee may then be payable if you choose to use their services.

Linley and Simpson Sales Limited and Dale Eddison 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. We receive a maximum of £30 per referral.

**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.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.





## 2 CHEVIN TERRACE

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 826318)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Dale  
Eddison**

**OTLEY OFFICE**

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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.



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