



14 South Parade, Otley LS21 1BX
Asking Price Of £250,000





14 South Parade

Otley

LS21 1BX

A STUNNING STONE BUILT INNER TERRACED HOUSE OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION OVER THREE FLOORS FINELY BALANCING SOME BEAUTIFUL FEATURES WITH SYMPATHETIC MODERN FIXTURES AND FITTINGS THROUGHOUT

Truly worthy of an early appointment to view, this fine inner terraced house will not disappoint. Beautifully presented, the accommodation is arranged over 3 floors and commences with a sitting room having a warming wood burning stove to the chimney breast & a smart modern fully integrated dining kitchen. A cellar below provides useful storage space. Moving up to the 1st floor we have the 1st of 3 double bedrooms & the luxurious house bathroom which includes a feature angled roll top bath with claw feet. To the top floor we have 2 further double bedrooms, 1 with a small en-suite making it an ideal guest room. To the rear is a neat paved patio garden & gravelled driveway providing valuable private parking. Ring or E-Mail now to arrange your viewing.



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

SITTING ROOM 13' 8" x 13' 3" (4.17m x 4.04m) A lovely reception room having a warming multi-fuel stove inset to the chimney breast and with brick detailing and a stone lintel over. Attractive oak flooring, a central heating radiator, uPVC window and modern composite door to the front elevation.

DINING KITCHEN 13' 1" x 10' 3" (3.99m x 3.12m) A smart modern kitchen having a good range of fitted units with solid wood work surfaces over and a sink unit inset. The kitchen also includes an integrated fridge freezer and dishwasher, a built in electric oven, micro wave and a gas hob. The kitchen is complemented by oak flooring, a central heating radiator, uPVC window and uPVC door to the rear patio garden.

BASEMENT CELLAR A very useful area providing great storage space, has plumbing for a washing machine, central heating radiator, light and power points.

FIRST FLOOR LANDING

BEDROOM 1. 13' 3" x 10' 9" (4.04m x 3.28m) With feature exposed chimney breast, wood flooring, a central heating radiator and a uPVC window to the front elevation.

HOUSE BATHROOM 13' 1" x 10' 3" (3.99m x 3.12m) A large house bathroom having a focal free standing roll top bath to the centre of the room, a walk in shower cubicle, rectangular sink unit on a vanity unit and a low level w.c The bathroom has wooden flooring, a uPVC window to the rear, central heating radiator and a chrome central heated towel rail.

SECOND FLOOR LANDING

BEDROOM 2. 13' 5" x 10' 10" (4.09m x 3.3m) A perfect guest bedroom having an exposed brick chimney breast, wood flooring, Velux window to the front elevation and a central heating radiator. This bedroom also benefits from having a small en-suite off with a low level w.c and a wash hand basin.

BEDROOM 3. 13' 5" x 12' 9" (4.09m x 3.89m) Velux window to the rear elevation, wood flooring and a central heating radiator.

GARDEN & PARKING To the rear is a small stone flagged garden area with stocked borders and a timber log store, beyond which is a valuable private gravelled driveway providing parking. In addition there is parking on the highway to the front on South Parade itself.

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.

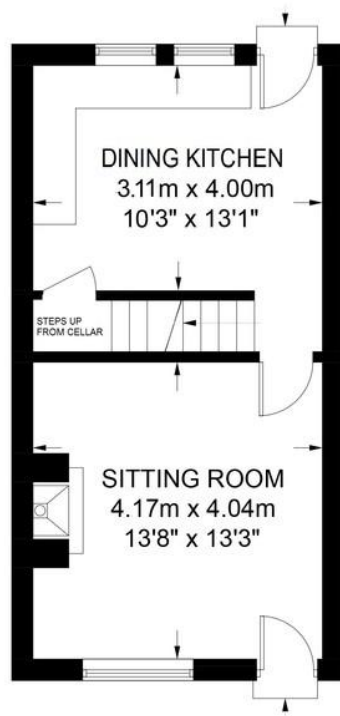
VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

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.

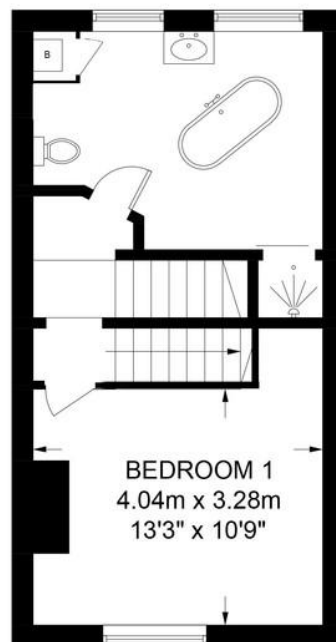
MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.

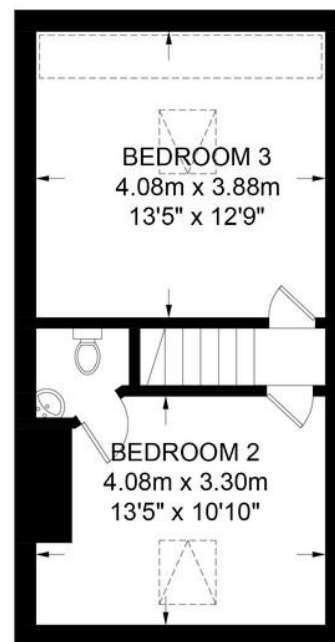




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

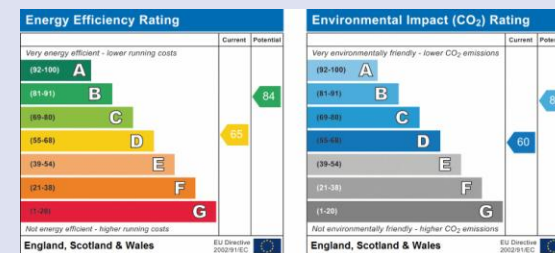
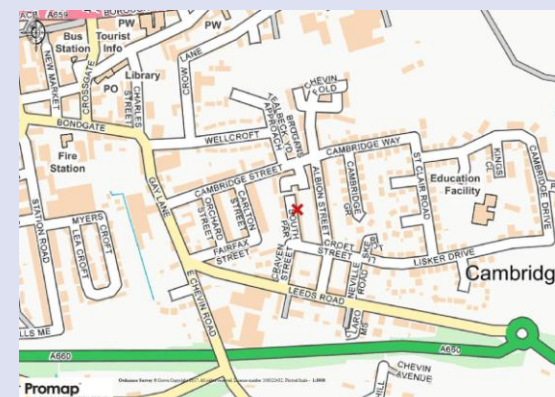
14 SOUTH PARADE

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. (ID390343)

 = REDUCED HEADROOM
BELOW 1.5M / 5'0"



**Dale
Eddison**

 **OTLEY OFFICE**

52-54 Kirkgate

Otley

LS21 3HJ

01943 465465

otley@daleeddison.co.uk

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.