



**32 Piper Lane, Bradford Road, Otley**  
Asking Price Of £179,950



# 32 Piper Lane Bradford Road Otley LS21 3EQ

A TRADITIONAL VICTORIAN TERRACE, CLOSE TO THE HEART OF OTLEY, OFFERING SPACIOUS TWO BEDROOMED ACCOMMODATION OVER TWO FLOORS, WITH AN ENCLOSED COURTYARD TO THE REAR

This traditional stone built Victorian terrace, arranged over two floors, offers spacious accommodation with lovely character in a convenient location within walking distance of Otley's amenities and transport links. The accommodation briefly comprises an entrance vestibule leading to the inner hallway, sitting room with open fire, flowing through to the dining room, a recently updated kitchen, useful storage cellar, two good sized double bedrooms and house bathroom. The property is set back from the street by a neat walled garden to the front, and enclosed paved courtyard to the rear with a stone built store.



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:

## GROUND FLOOR

**ENTRANCE HALL** A welcoming entrance hall with lovely high ceiling, accessed via an entrance vestibule immediately inside the property.

**SITTING ROOM** 12' 10" x 10' 6" (3.91m x 3.2m) With recessed fitted cupboards, large window to the front, and an open fire with attractive tiled hearth and surround.

**DINING ROOM** 12' 10" x 10' 6" (3.91m x 3.2m) With recessed full height cupboards to both sides of the chimney breast, inset gas fire with marble effect surround. Window to the rear.

**KITCHEN** 11' 3" x 6' 3" (3.43m x 1.91m) A smart and recently updated kitchen with a range of fitted units, with wood effect work surfaces over and tiled splashbacks. Undercounter fridge, washing machine, electric oven and hob with extractor over, and stainless steel sink unit with mixer tap. Window and door to the side giving access to the rear garden.

**CELLAR** A useful and sizeable cellar space with stone keeping shelf and window to the front.

## FIRST FLOOR

**LANDING** With an airing cupboard, and loft hatch giving access to the roof space.

**BEDROOM** 13' 4" x 12' (4.06m x 3.66m) A spacious double room with twin windows to the front.

**BEDROOM** 12' 10" x 8' 2" (3.91m x 2.49m) A further good sized double room with window to the rear.

**BATHROOM** A good sized bathroom with white suite comprising a panelled bath, separate shower, pedestal wash basin, and low suite wc. Window to the side, radiator and spot lighting.

**OUTSIDE** To the front of the property is a neat walled garden setting the property back nicely from the street. To the rear of the property is an enclosed garden with paved seating area, and stone built store.

**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](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@daleeddison.co.uk](mailto:otley@daleeddison.co.uk) or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ, we are open 7 days a week.

## OUR OPENING HOURS ARE:

Monday to Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm & Sunday: 11.00am - 3.00pm

**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** 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.

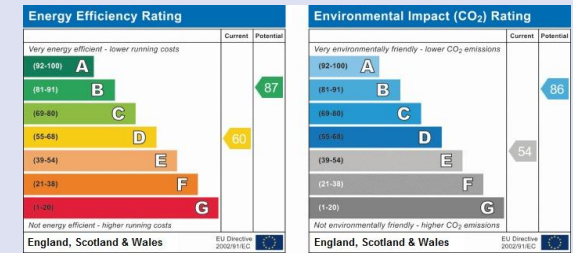
**REFERRAL FEES** Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from 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 MAB or not. Should you decide to use MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250 from them for recommending you to them.





## 32 BRADFORD ROAD

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 628022)



**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.