



## South View Terrace, Otley, LS21 1RZ

**Asking Price £220,000**

- CHARMING TWO BED TERRACED COTTAGE
- NEUTRAL DECOR
- USEFUL CELLAR
- NO CHAIN
- CLOSE TO AMENITIES
- ENCLOSED REAR GARDEN
- FEATURE FIREPLACE
- READY TO MOVE IN
- PEACEFUL SETTING
- VIEWING HIGHLY RECOMMENDED



# South View Terrace, Otley LS21 1RZ

A CHARMING TWO-BEDROOM, STONE-BUILT TERRACED COTTAGE with SOUTH-FACING GARDEN and NO UPWARD CHAIN. This delightful property is perfectly suited to a range of buyers — from first-time homeowners and professional couples to savvy investors.



Council Tax Band: B



## PROPERTY DETAILS

A charming two-bedroom, stone-built terrace with south-facing garden and no upward chain

Welcome to this beautifully presented two-bedroom, stone-built, inner terrace home, offered to the market with no upward chain. This delightful property is perfectly suited to a range of buyers — from first-time homeowners and professional couples to savvy investors.

Lovingly refreshed with neutral décor and new flooring throughout, the home offers a wonderful blend of period charm and contemporary comfort. Step through the front door into a well-planned breakfast kitchen, featuring stylish modern cabinetry, integrated appliances, and ample space for breakfast. A door leads to a versatile cellar, ideal for storage or potential development.

The inner hallway guides you through to the spacious sitting room, where a striking stone fireplace forms the centrepiece. A large picture window frames views over the south-facing rear garden, bathing the room in natural light and offering a serene outlook.

Upstairs, you'll find two generously sized bedrooms along with a modern family bathroom, all thoughtfully arranged to make the most of the space.

Outside, the property boasts a well-maintained south-facing garden with pedestrian access from the rear. Having a paved patio, perfect for outdoor dining, a lawned area, ideal for children or pets to play, along with hard standing for a garden shed.

Nestled on South View Terrace, a quiet and charming street lined with similarly attractive homes, this property enjoys a peaceful setting just a short walk from the heart of Otley. This thriving market town, set on the banks of the River Wharfe, is renowned for its scenic beauty, strong community spirit, and excellent local amenities, including boutique shops, welcoming cafés, vibrant bars, and highly regarded schools for all ages.

If you're seeking a move-in ready home full of warmth, character, and convenience, this delightful property deserves your attention.

## ROOM SIZES

Kitchen 12'8"x8' (3.86mx2.44m)

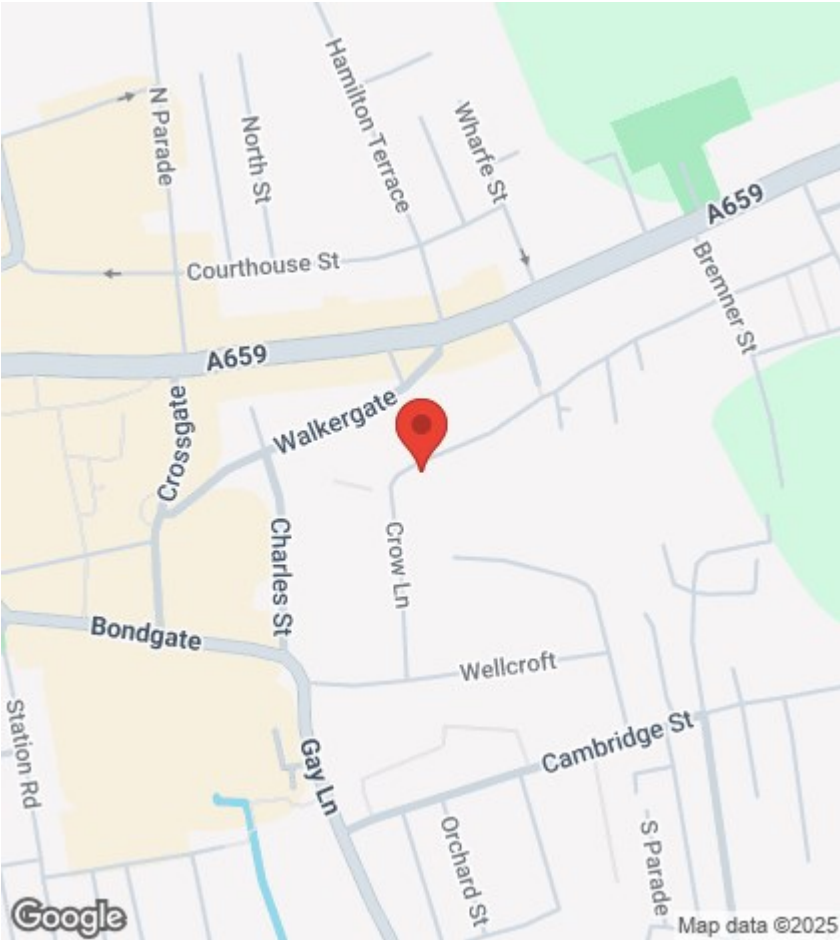
Sitting Room 13'x12'7" (3.96mx3.84m)

Cellar 12'11"x10'11" (3.94mx3.33m)

Bedroom One 12'11"x12'7" (3.94mx3.84m)

Bedroom Two 10'11"x6'1" (3.33mx1.85m)

Bathroom 6'7"x5'5" (2mx1.65m)



Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC