



**3 Bedroomed Town House**

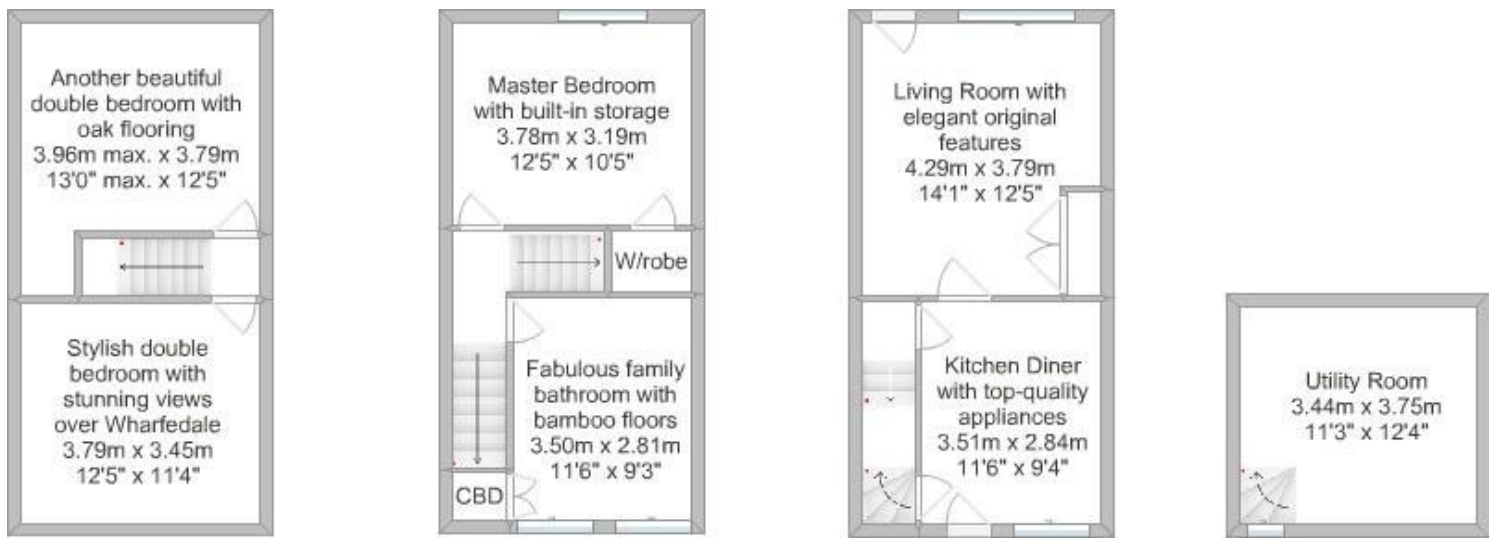
**Offers around £235,000**

# **10 Bank Parade**

**Otley, LS21 3DY**



Email: [talk@alexandergibson.co.uk](mailto:talk@alexandergibson.co.uk)  
Telephone: 01423 563077  
5 Raglan Street,  
Princes Square,  
Harrogate, HG1 1LE



Set back from the centre of the bustling market town of Otley, Bank Parade is a quiet and peaceful backwater, yet superbly positioned to enjoy all the area has to offer. The location is within easy reach of schools, shopping and the beautiful Wharfedale countryside, and has excellent transport links with West and North Yorkshire.

No. 10 has been carefully restored and renovated to create an elegant family home that retains much of the original character of the property whilst also offering very comfortable modern living. This is a home of quality, no expense has been spared in providing a luxurious finish that sets this home above others in the area.

Exploring this home will give a succession of nice surprises, from the restored original fireplace in the sitting room, to the Bosch appliances and solid walnut work surfaces in the kitchen, to the claw-foot bath in the family bathroom and the fabulous floor coverings throughout. The three bedrooms are all full-sized doubles, with plenty of room for furniture besides, and the elevated position provides lovely views over Wharfedale.

No. 10 is a stunning home, of nearly 1100 square feet over 4 floors, now ready for a new family to enjoy. Call today to make your appointment to view.

#### Surroundings

Bank Parade is quietly located close to the centre of the market town of Otley, between Leeds and Ilkley. Very well situated for shopping, with a Waitrose supermarket almost within sight of the house, and a wide range of shops and services within a very short walk. There are good primary schools nearby, and Prince Henry's Grammar School is less than a mile away. Commuters make use of the nearby A660 main road which will take you to the centre of Leeds in around 30 minutes. The train station at Menston on the Leeds-Ilkley line is 2 miles away. Otley is surrounded by open countryside in Wharfedale and up onto the moors at Otley Chevin and Ilkley, and offers a wide range of outdoor pursuits.

#### Services

The property is connected to mains gas, electricity, water and drainage. Fibre broadband is available in the area, with speeds of up to 76Mbps.

#### Directions

From the centre of Otley take the A659 towards Skipton and Ilkley. Continue past the Waitrose supermarket, and as the road bends to the left turn left onto Granville Mount. Bank Parade is the second road on the right, and No. 10 is on the right side, marked by our For Sale sign. A member of our staff will be waiting there to meet you.

Energy Efficiency Rating: E

Tenure: Freehold

Council Tax Banding: C (£1,199 p.a.)

Alexander Gibson Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Alexander Gibson Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Alexander Gibson Estate Agents has any authority to make or give any representation of warranty in relation to this property.