

Ornella's Estates

PROUDLY INDEPENDENT



14 All Saints Court

Manor Street, Otley, LS21 1AX

Price £309,950



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INTRODUCTION

A Unique and Characterful Home in the Heart of Otley – Space, Style and Charm Across Four Stunning Floors

Tucked away in central Otley, this substantial and truly individual home offers a rare opportunity for those seeking charm, versatility, and generous living space – all without the maintenance of a traditional garden.

Set over four thoughtfully designed floors, the property is rich in character and beautifully presented throughout. On entering, you're welcomed by a split-level landing that sets the tone for the home's unique layout. A door leads to a flexible lower-ground level room, currently used as a bedroom but equally suited as a home office, snug or studio.

The expansive inner hallway leads to a handy store room and separate boiler room, two well-proportioned double bedrooms and a stylish house bathroom, all finished to a high standard.

Upstairs on the second floor, you'll find another generous bedroom with its own modern ensuite – currently used as a lounge – and a sleek dining kitchen that opens onto a delightful balcony. This elevated outdoor space is perfect for unwinding with a glass of wine, offering a peaceful retreat without the upkeep of a garden.

The top floor reveals yet another spacious double bedroom, completing the impressive accommodation.

With allocated parking included and all the amenities of Otley on your doorstep, this distinctive home is ideal for professionals, downsizers or families who want flexible space, character features, and a lock-up-and-leave lifestyle.

If you're searching for something with personality, practicality and a touch of elegance – this could be your perfect match.

Early viewing is highly recommended to appreciate the space, charm and individuality this property offers.

WHAT OUR VENDORS SAY

LOCATION

Nestled in the picturesque Wharfe Valley, Otley is a vibrant market town that perfectly blends historic charm with modern convenience. With its bustling twice-weekly market, artisan shops, and a wealth of independent cafes, bars, and award-winning restaurants, Otley offers a wonderful lifestyle for families and professionals alike. The town is home to a

selection of well-regarded nurseries and primary schools, including The Whartons, Otley All Saints and Ashfield Primary, and falls within the catchment area for the highly sought-after Prince Henry's Grammar School. For families with younger children, there are several excellent nurseries providing nurturing early years education. Otley's riverside walks, beautiful parks such as Wharfemeadows and Gallows Hill Nature Reserve, and the tranquil banks of the River Wharfe offer endless opportunities for leisure and relaxation. With regular bus routes and easy access to Menston and Guiseley train stations, plus great road links to Leeds, Harrogate and beyond, Otley is ideally located for commuters while offering a peaceful, community-focused setting. Whether you're sipping coffee by the riverside, browsing local produce at the market, or enjoying an evening out in one of its welcoming pubs or eateries, Otley is a place that quickly feels like home.

HOW TO FIND THE PROPERTY

SAT NAV LS21 1AX - FIRST GATE NEAREST TO THE MANOR STREET CAR PARK.

APPROACH

Access to this lovely property can be made via electronic security double gate which leads into the main car park and communal gardens. There is also a single gate if you are on foot.

ENTRANCE HALLWAY

As you enter into the property via the front door, you immediately get the feeling of how light and spacious it is. This continues and leads to a further spacious inner hallway comprising a storage room, boiler room which houses a Worcester Boiler, wood double glazed window to the front elevation. Inset spots lights, radiator, stairs to 2nd floor. Doors to:

LOWER GROUND VERSATILE ROOM/BEDROOM

11'5" x 7'0" (3.50 x 2.14)

Great for when an unexpected guest arrives, or you could have this as an office, the choice is yours. Comprising Wooden window to the front elevation. Inset spotlights.

MASTER BEDROOM

13'1" x 11'2" (4.01 x 3.41)

Offering an abundance of natural light and comprising two windows to the side elevation.

BEDROOM.2.

10'2" fitted cupboard x 13'1" (3.11 fitted cupboard x 3.99)

Another lovely light and airy double bedroom comprising window to the side elevation. Double radiator. Fitted cupboard.

HOUSE BATHROOM

8'1" x 7'1" (2.48 x 2.18)

This is a very spacious bathroom great for relaxing after a hard days work and comprises bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan.

SECOND FLOOR LANDING

Stairs to 3rd floor, single radiator. Inset spotlights. Doors leading to:

LOUNGE/BEDROOM

13'5" x 11'3" (4.09 x 3.44)

Currently being used as a lounge this lovely room comprises windows to the side elevation Velux window allowing more natural light. Single radiator. Inset spot lights. TV point. Door leading to:

ENSUITE SHOWER ROOM

8'3" x 6'10" (2.54 x 2.10)

Comprising low level w.c, wash hand basin, shower cubicle. Part tiled walls. Tiled floors. Radiator. Velux window

LOVELY DINING KITCHEN

18'6" x 13'0" (5.65 x 3.97)

This is a delightful fitted kitchen comprising a wide range of wall and base units in keeping with the style of the property with laminate worktops. Stainless steel sink one and a half bowl single drainer. Double radiator. Points for washing machine. Island. Integral electric cooker with gas hob and stainless steel extractor fan over. Point for fridge freezer. Part tiled walls. Wooden beams. With a custom made window that opens up as a door, leading onto a spacious balcony seating area, boasting long distant views over the Chevin.

THIRD FLOOR LANDING AREA

Comprising velux window. Eaves storage. Door to:

BEDROOM.4.

17'4" into eves x 14'4" (5.29 into eves x 4.39)

A fabulous sized room comprising velux windows, wooden beams, inset spot lights and two radiators.

OUTSIDE

ALLOCATED PARKING

Please note that there is allocated parking for this property.

COMMUNAL GARDENS

Beautifully maintained communal gardens.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

LEASEHOLD

Please be aware that this is a leasehold property and is subject to service charges and ground rent. There are 105 years left on the lease. The annual ground rent is currently £500 per annum. The current service charge is £879.00.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



Hybrid Map



Terrain Map



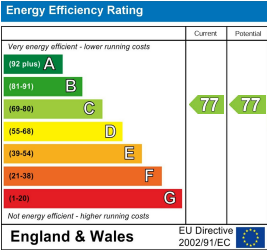
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.