



HUNTERS[®]
HERE TO GET *you* THERE

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Albion Street, Otley, LS21

£235,000

HUNTERS®

HERE TO GET *you* THERE

A fantastic opportunity to purchase this characterful three bedroom stone built mid terrace house, which is set over four floors including the basement, with a single storey rear extension off the kitchen and a versatile garden room. The ground floor accommodation is fully open plan from the front of the house to the rear door and briefly comprises a cosy living room with a wood burning stove, a fully fitted kitchen, dining area and shower room with WC. To the first floor is a double bedroom including a walk-in storage cupboard and a generous bathroom and there are a further two double bedrooms on the second floor. There is a basement currently used for storage and the garden room is fully insulated and has power and lighting. An early viewing is highly recommended to fully appreciate this property.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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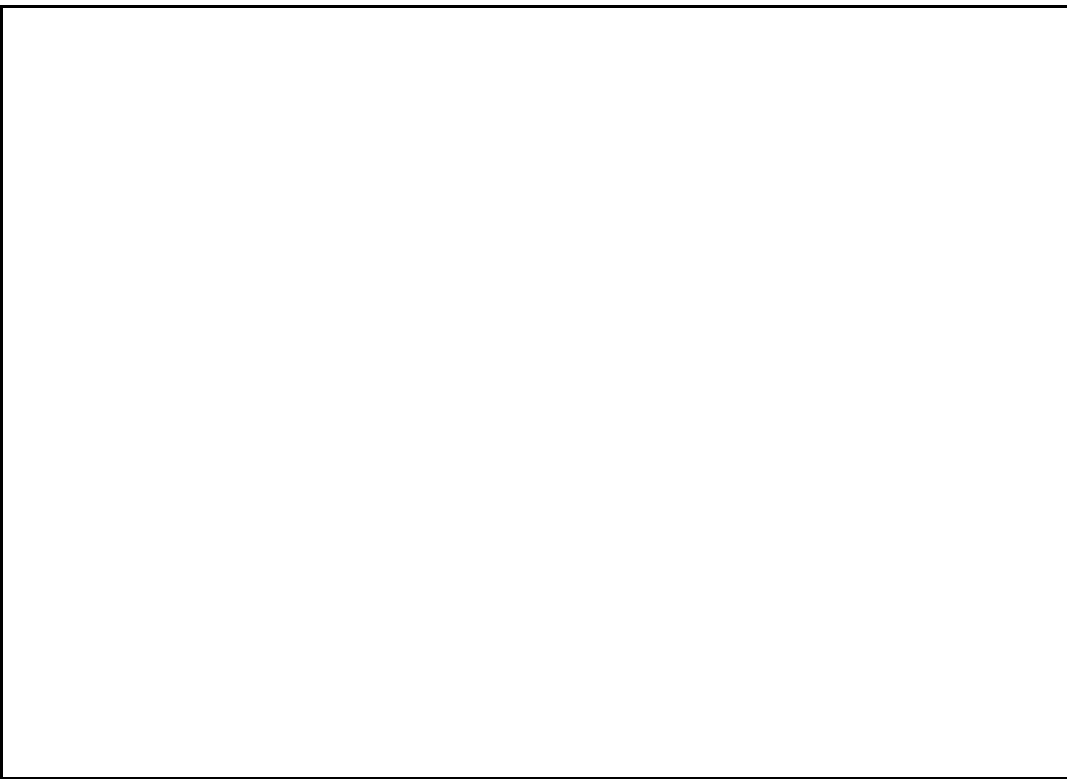


KEY FEATURES

- THREE DOUBLE BEDROOMS
- STONE BUILT MID TERRACE
 - SET OVER FOUR FLOORS
- SINGLE STOREY REAR EXTENSION
 - VERSATILE GARDEN ROOM
 - SPACIOUS BATHROOM
- GROUND FLOOR SHOWER ROOM
 - COURTYARD GARDEN
 - EPC RATING
- SOLAR PANELS & BATTERY INSTALLED







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Total Area = 1022.5 sq. ft. (95 sq. m.)

Ground Floor

355.5 sq. ft. (33 sq. m.)



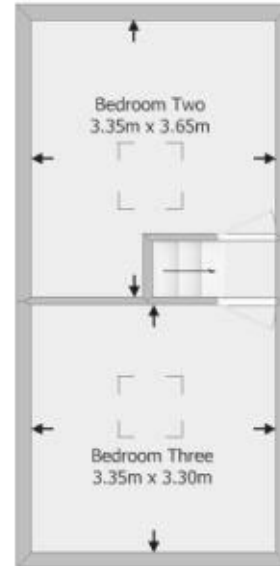
Basement

123.5 sq. ft. (11.5 sq. m.)



1st Floor

285.5 sq. ft. (26.5 sq. m.)



2nd Floor

258 sq. ft. (24 sq. m.)

Please note, all measurements are approximate and are for display / marketing purposes only.

DIRECTIONS

From our Hunters offices on Kirkgate head in Leeds direction. The road then becomes Bondgate, then Gay Lane and Leeds Road. Once it becomes Leeds Road take the second left onto Albion Street where the property can be found on the right hand side, before the first crossroads and is identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	87

EU Directive 2002/91/EC

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