



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Bradford Road, Otley, LS21

## Offers Over £200,000



A stone built two bedroom mid terrace property in a popular residential area close to the heart of Otley town centre. The accommodation briefly comprises, to the ground floor, a spacious living/dining room, a kitchen, a bathroom and a useful storage cupboard. To the second floor, there are two double bedrooms and access to a versatile loft room. To the outside, there is a south facing courtyard garden which could be used for off street parking. The property is in good condition throughout and comes to market chain free.

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



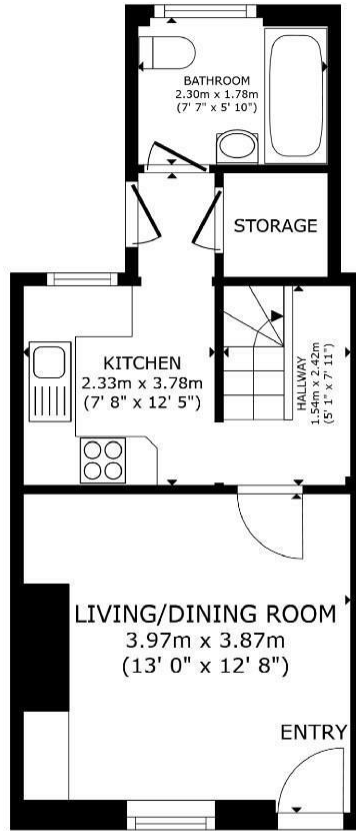


## KEY FEATURES

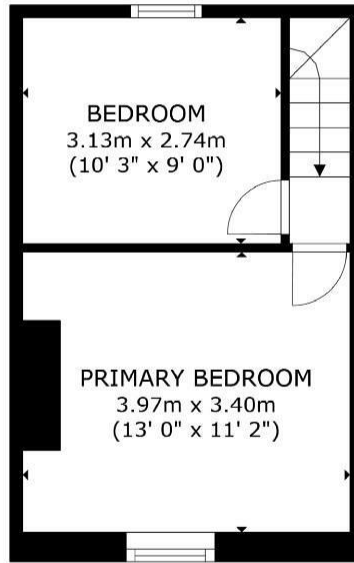
- STONE BUILT MID TERRACE
- TWO DOUBLE BEDROOMS
- VERSATILE / ACCESSIBLE LOFT SPACE
- SOUTH FACING REAR COURTYARD GARDEN
- GOOD CONDITION THROUGHOUT
- CLOSE TO OTLEY TOWN CENTRE
  - EPC RATING D
  - NO ONWARD CHAIN







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 32.6 m<sup>2</sup> (351 sq.ft.) FLOOR 2 24.9 m<sup>2</sup> (269 sq.ft.)  
 TOTAL : 57.5 m<sup>2</sup> (619 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices in Kirkgate, continue to the traffic lights and turn left onto Westgate becoming Bradford Road. The property can be found on the left hand side and can be 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. 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.

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