



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Ilkley Road, Otley, LS2 1

## £259,950

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

This charming two bedroom Victorian stone terrace has many of the typical features you would expect to find in this style of property. Set over four floors, including the basement, the property would make a perfect home for a small family or a couple looking to be near local amenities, schools, and transport links. In brief, on the ground floor, there is a welcoming entrance hallway, spacious living room with an attractive gas stove, dining room and a modern kitchen with a roof lantern. In addition there is a cellar with ample space for storage. To the first floor, there is a large double bedroom with fitted wardrobes and a spacious bathroom with a bath and shower, and on the second floor, there is a further generous double bedroom with Velux windows and exposed beams. Externally, to the front there is a low maintenance garden and a south facing courtyard garden to the rear.

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.

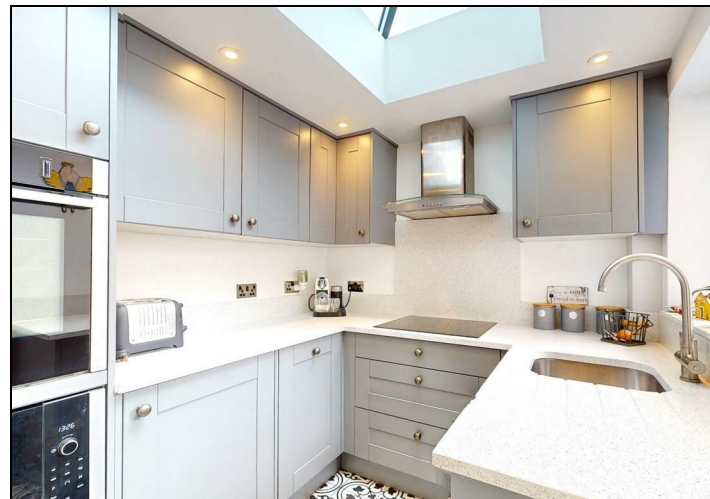
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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## KEY FEATURES

- TWO BEDROOM VICTORIAN MID TERRACE PROPERTY
- SET OVER THREE FLOORS (PLUS A BASEMENT)
- CHARACTER FEATURES THROUGHOUT
  - FINISHED TO A HIGH STANDARD
    - TWO DOUBLE BEDROOMS
  - SOUTH FACING COURTYARD GARDEN TO THE REAR
  - CLOSE TO LOCAL AMENITIES
    - EPC RATING E











#### DIRECTIONS

From Hunters Otley offices in the town centre, proceed along Kirkgate towards the market place. Turn left onto Westgate and follow the road along, passing Waitrose supermarket on the left hand side. As the road starts to turn to the left, turn right onto Ilkley Road. Follow Ilkley Road for some distance and the property can be found on the left hand side of the road identified by our Hunters FOR SALE sign.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

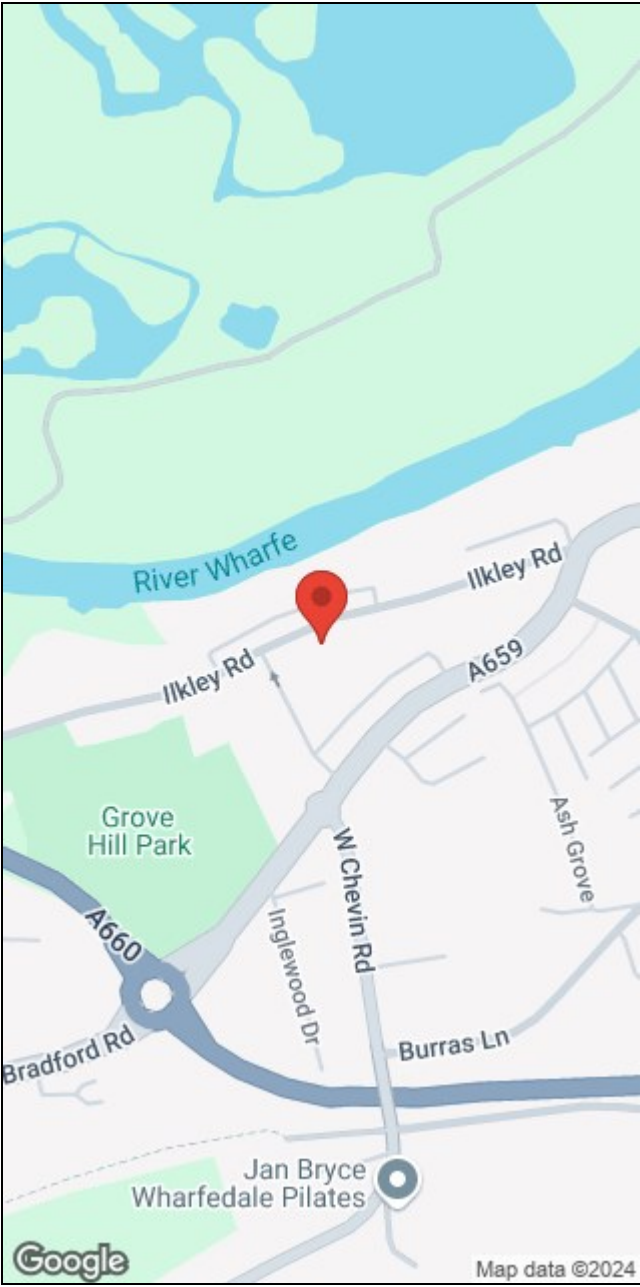
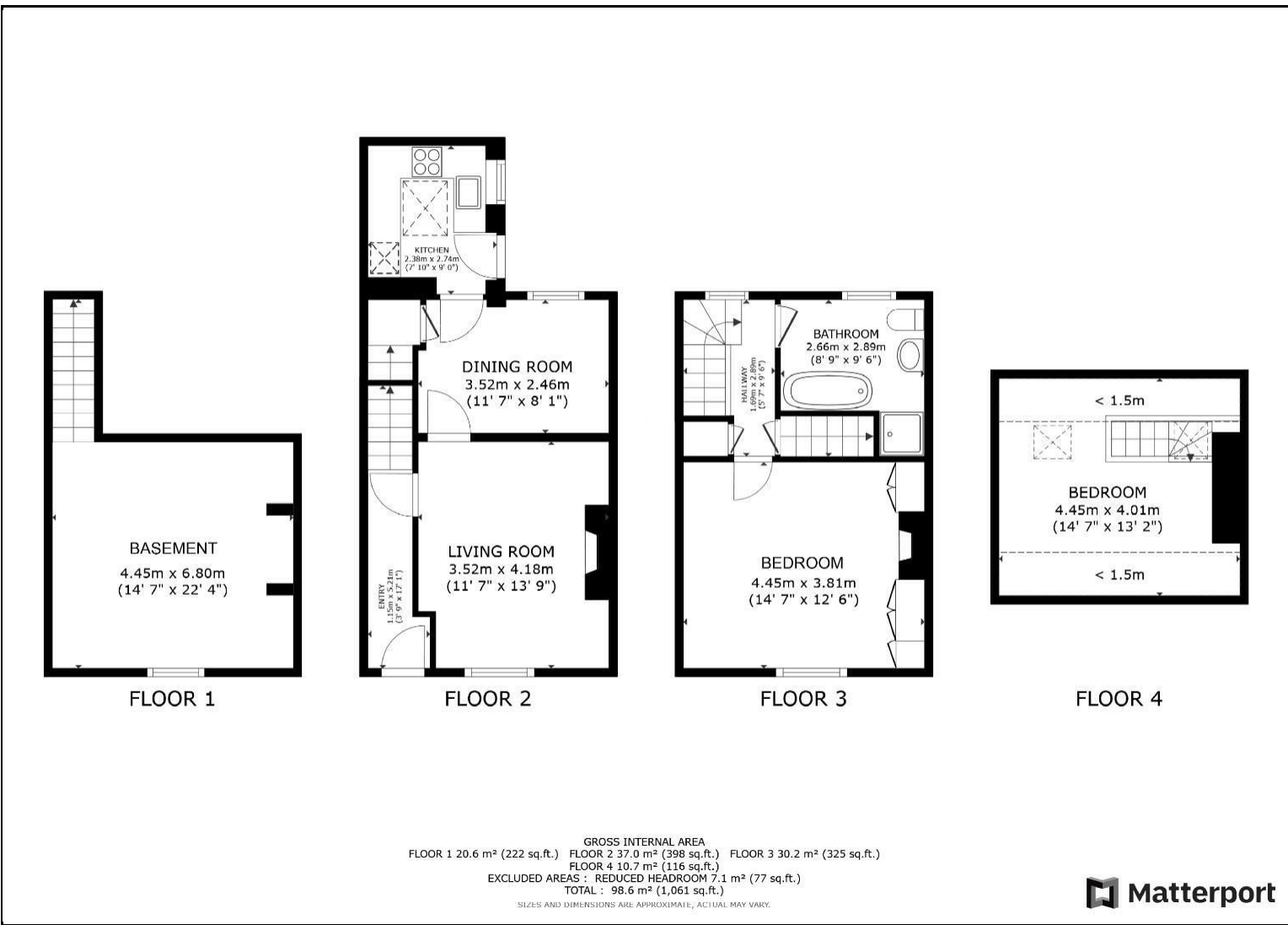
#### ADDITIONAL INFORMATION

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.





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

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