

A.D. 1901



HUNTERS[®]
HERE TO GET *you* THERE



Boroughgate, Otley, LS21

£300,000

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An opportunity to buy this four bedroom end of terrace property, which is centrally located within Otley and all the amenities it has to offer. Set over four floors, this property would benefit from some improvements to truly realise its potential and in brief comprises, to the ground floor, a living room, separate dining room and kitchen. To the first floor, there are two bedrooms and the family bathroom with separate shower cubicle, and to the top floor, a further two bedrooms. In addition, the cellar provides useful storage and incorporates a utility area. There is an enclosed courtyard to the rear of the house which provides an off street parking space and an area to sit out. No chain.

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
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KEY FEATURES

- FOUR BEDROOM END TERRACE PROPERTY
 - CENTRAL OTLEY LOCATION
 - PARKING SPACE TO REAR
 - SET OVER FOUR FLOORS
- CELLAR PROVIDES USEFUL STORAGE AND UTILITY
- WOULD BENEFIT FROM SOME IMPROVEMENTS
 - NO CHAIN
 - EPC RATING E
 - 3D WALKTHROUGH

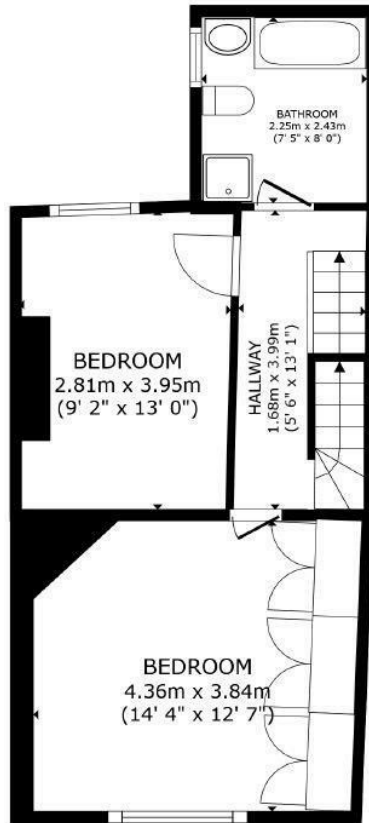




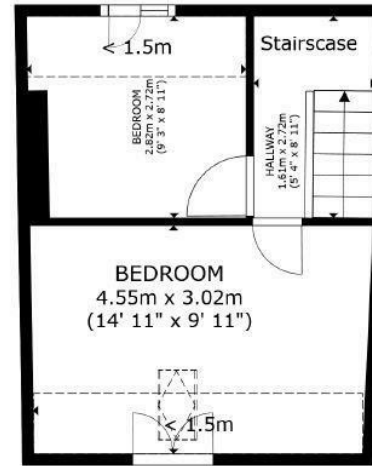




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 40.4 m² (434 sq.ft.) FLOOR 2 40.4 m² (435 sq.ft.) FLOOR 3 20.3 m² (219 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 5.8 m² (63 sq.ft.)
 TOTAL : 101.1 m² (1,088 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, follow the road around the corner onto Bondgate. Turn left at the Rose & Crown onto Crossgate. Proceed past the bus station to the traffic lights. At the lights turn right and the property can be found on the left hand side, identified by our Hunters FOR SALE board.

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 we therefore buyers are asked for their co-operation in order that there is no delay.

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.

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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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