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HUNTERS[®]
HERE TO GET *you* THERE

2 1 2 D

Leeds Road, Otley, LS21

£212,000

HUNTERS®
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A two bedroom stone terrace set over three floors and in the heart of Otley town centre. The accommodation briefly comprises: entrance porchway, living room and a further reception room which could be used as a bedroom. To the lower ground floor, there is a kitchen and two generous storage areas, and on the first floor there are two bedrooms and a bathroom. Externally, there is a low maintenance garden to the front of the property.

Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. For those 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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- TWO BEDROOM MID TERRACE
 - SET OVER THREE FLOORS
- TWO RECEPTIONS ROOMS (ONE COULD BE USED AS A THIRD BEDROOM)
- CENTRAL OTLEY LOCATION
- SCOPE FOR MODERNISATION
- SOME ORIGINAL FEATURES
 - COUNCIL TAX BAND B
 - EPC RATING D





DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Bondgate, becoming Gay Lane. Follow the road as it becomes Leeds Road and the property can be found on the left hand side, clearly identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

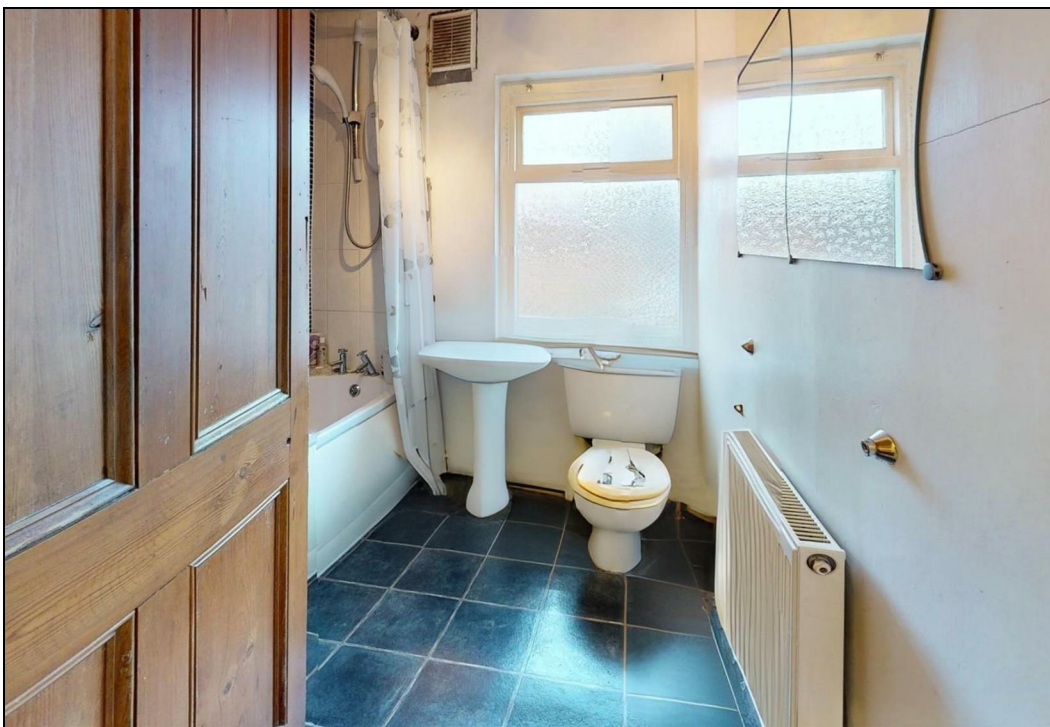
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.

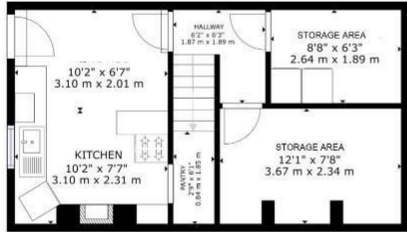
ADDITIONAL SERVICES

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.

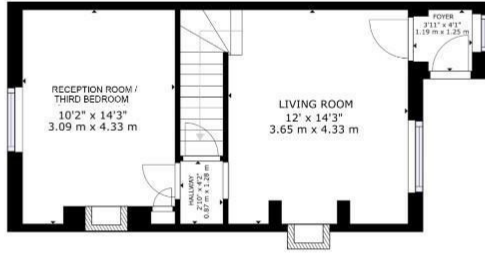
DISCLAIMER

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.

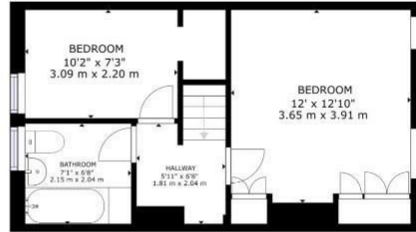




FLOOR 1

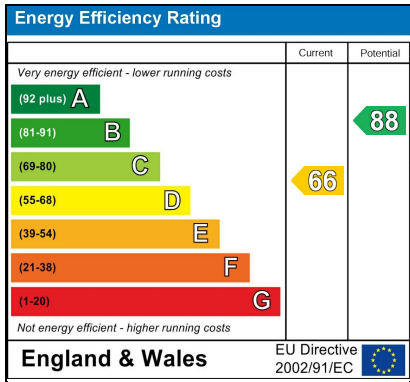
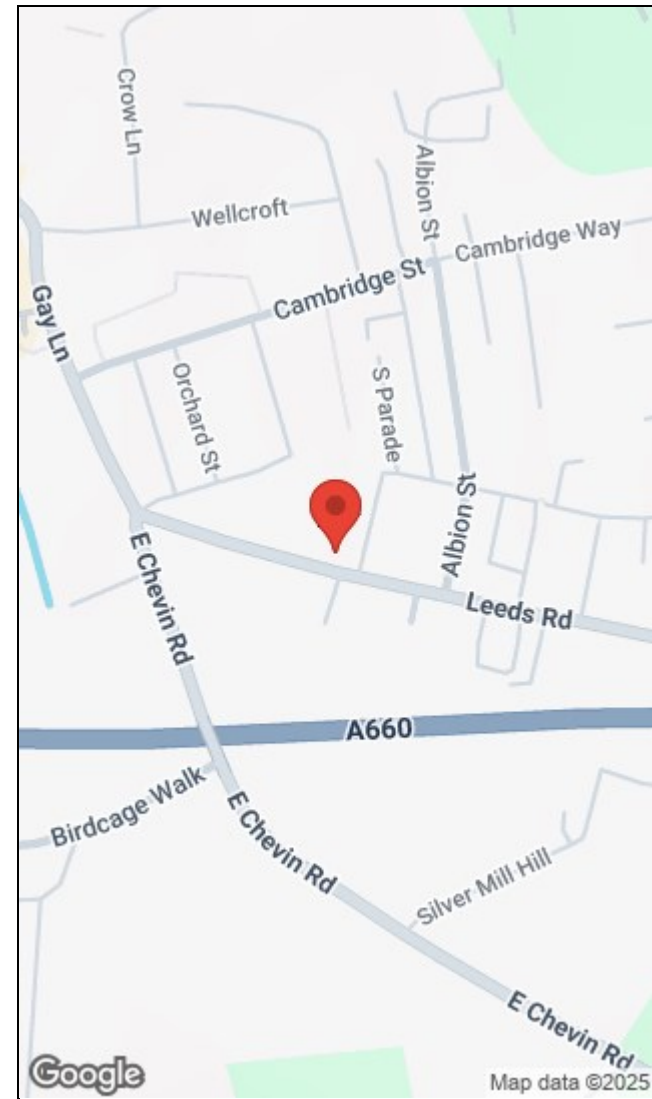


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 365 sq ft, 33.88 m², FLOOR 2: 396 sq ft, 36.75 m², FLOOR 3: 378 sq ft, 35.09 m²
TOTAL: 1139 sq ft, 105.72 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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