



HUNTERS[®]
HERE TO GET *you* THERE



Mount Pisgah, Otley, LS21

£365,000



A characterful two bedroom stone terrace house located in a highly sought after conservation area, close to Otley town centre. The current owners have invested in substantial renovations, including a new roof, bathroom and extended kitchen. The property is set over four floors and includes a living room, dining room with stone flagged flooring, a galley kitchen, two double bedrooms, a spacious house bathroom and a versatile attic room. The property also features a basement/utility area, providing ample storage space. Additionally, there is a charming garden to the front of the house with sunny seating area and a rear yard. Properties on Mount Pisgah are much sought after so please be prompt registering your interest.

Otley is a thriving, historical 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. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

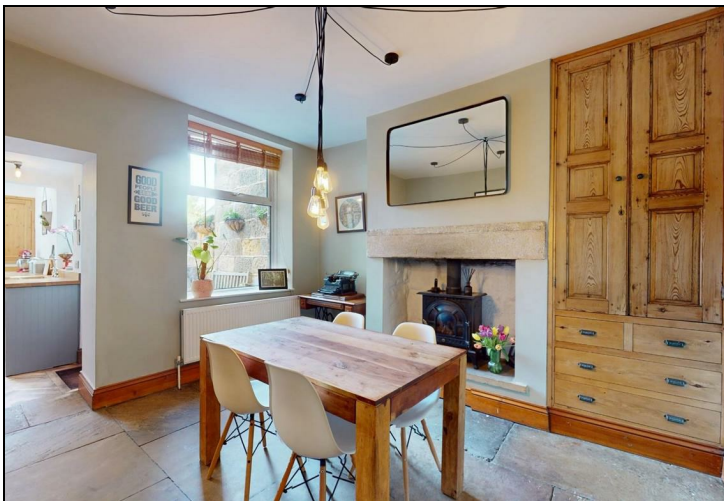
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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KEY FEATURES

- MUCH SOUGHT AFTER CENTRAL OTLEY LOCATION
- TWO DOUBLE BEDROOM MID TERRACE
 - VERSATILE ATTIC ROOM
 - SUNNY FRONT GARDEN
- CHARACTER FEATURES THROUGHOUT
- CONTEMPORARY KITCHEN AND BATHROOM
 - REAR YARD
 - USEFUL BASEMENT ROOM
 - EPC RATING D







DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed up Burras Lane and on your right before you reach Waitrose is a footpath between two rows of terraces. Walk up there and the property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C. Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

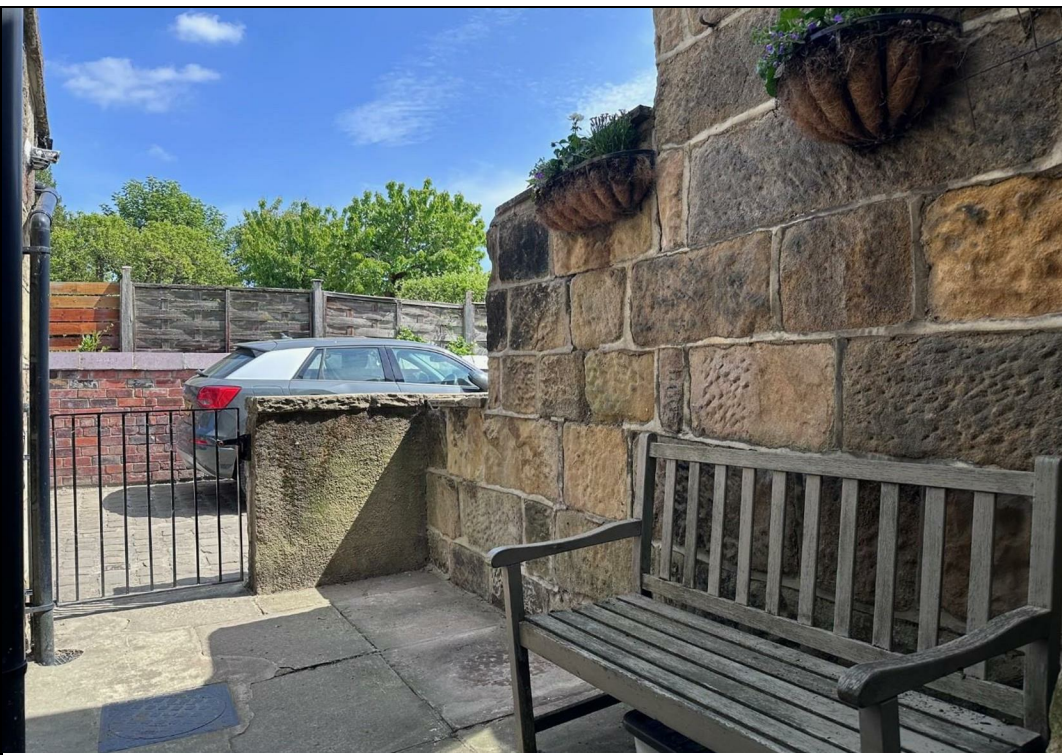
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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

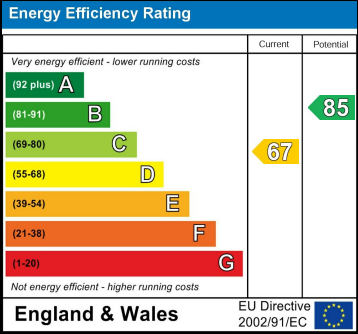
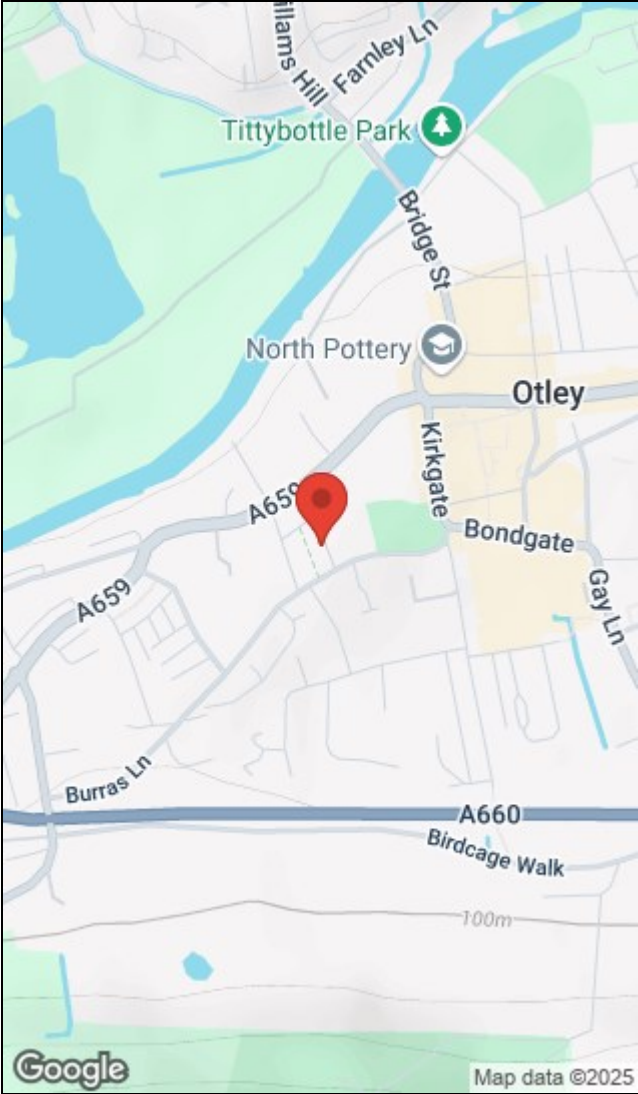
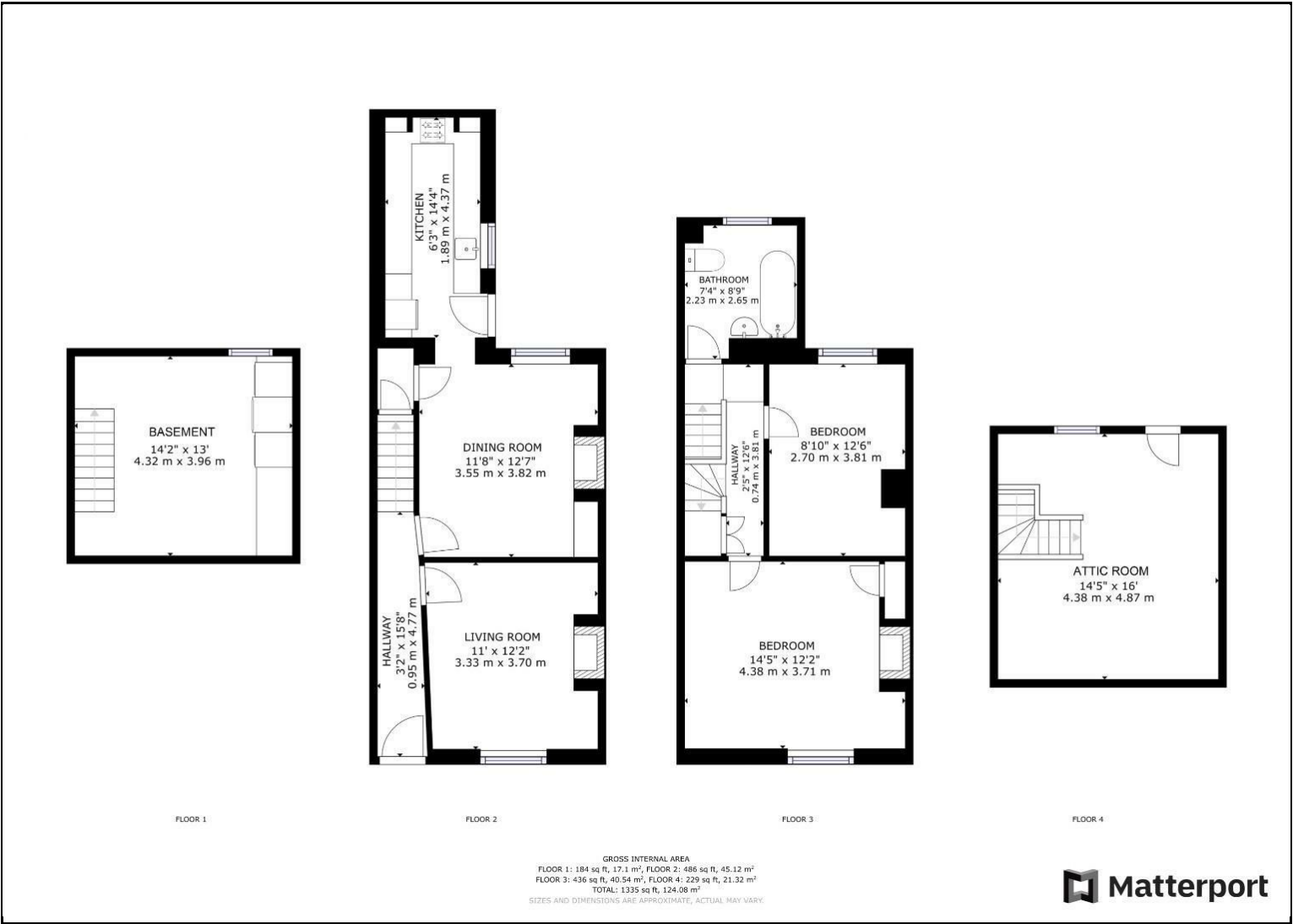
ADDITIONAL SERVICES

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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