



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  C

Bradford Road, Otley, LS21

£267,500

HUNTERS®
HERE TO GET *you* THERE

NO ONWARDS CHAIN Tucked away in the heart of the Otley community lies a charming Victorian terraced property. Set over three floors, this property truly does have so much potential. You are first welcomed into the property by an entrance hallway, leading to the living room and the open plan kitchen dining room offering lots of space and character. To the first floor, there are two double bedrooms, a nursery/ home office and the spacious bathroom including a bath and separate shower. There is a generous basement which is currently used as a utility room. Finally, at the rear of the property is a generous yard space which could be perfect for potted plants or a pleasant outside seating area. With its perfect combination of traditional architecture and contemporary touches, this residence offers a perfect blend of style, space, and convenience. The property comes to the market with NO ONWARDS 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.

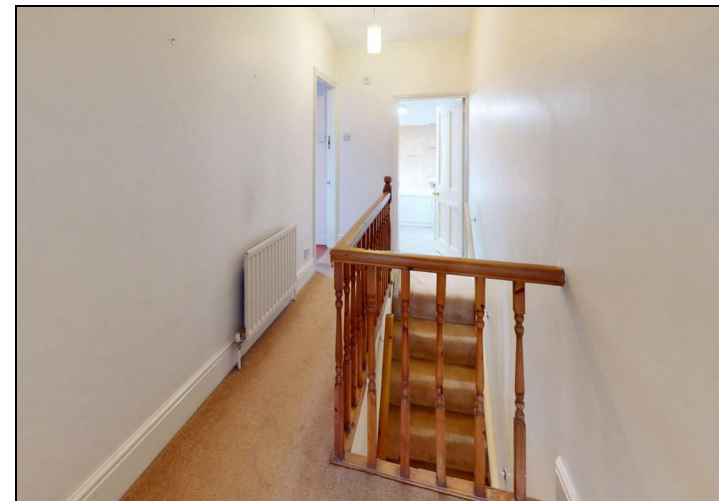
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



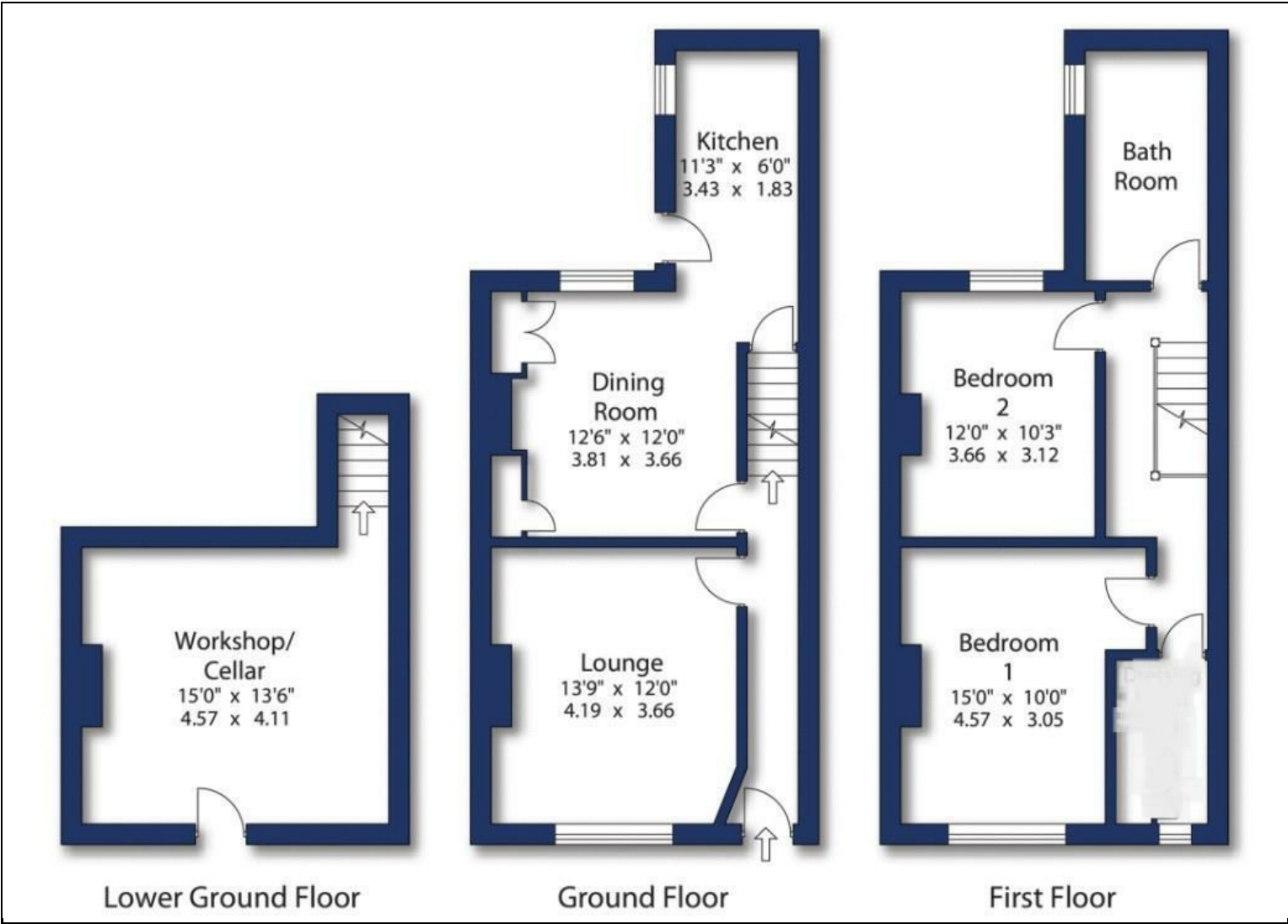
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- STONE BUILT VICTORIAN TERRACED PROPERTY
- THREE BEDROOMS
- SET OVER THREE FLOORS (INCLUDING A SPACIOUS BASEMENT)
- GENEROUS REAR YARD
- OPEN PLAN LIVING, DINING ROOM
- CENTRAL OTLEY LOCATION
- EPC RATING C
- CIRCA 1237 SQ FT / 115 SQ MT
- NO ONWARD CHAIN







DIRECTIONS
From our Hunters Otley offices on Kirkgate, proceed along Burras Lane. Turn right onto Granville Mount directly after Waitrose and then take the third left onto Jennetts Crescent. Park and Jennetts Crescent and walk back onto Granville mount and onto Bradford Road. Go left onto Bradford Road and the property can be located on the left hand side, and can be identified by our Hunters FOR SALE board.

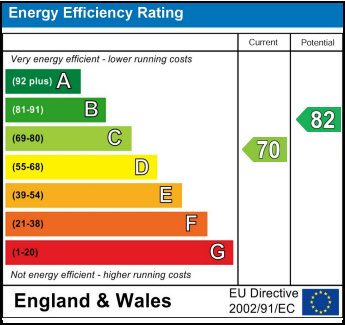
AGENTS NOTES
Tenure: Freehold

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 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.

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 £36 (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.

DISCLAIMERS
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.



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

