



**HUNTERS**<sup>®</sup>  
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3 1 2 D



# Bradford Road, Otley, LS21

## By Auction £200,000



**\*FOR SALE VIA THE MODERN METHOD OF AUCTION \* GUIDE PRICE £200,000 \* BIDDING CLOSES 13 NOVEMBER 3PM \* RESERVATION FEE APPLIES \* FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)**

Located in a sought-after neighbourhood, this generously proportioned three-bedroom semi detached property offers a fantastic opportunity for anyone looking to renovate and create a wonderful home.

There is a small entrance porch at the front of the property leading into the main house, once inside there is a hallway, two generous reception rooms, a separate kitchen and a second porch this completes the downstairs layout. Upstairs, you will find two double bedrooms, a third smaller bedroom and a house bathroom.

Outside there is a double garage, driveway and garden to the front of the property. While the property requires full renovation, the location and proximity to good schools and local amenities make it a worthy and rewarding project.

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 travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

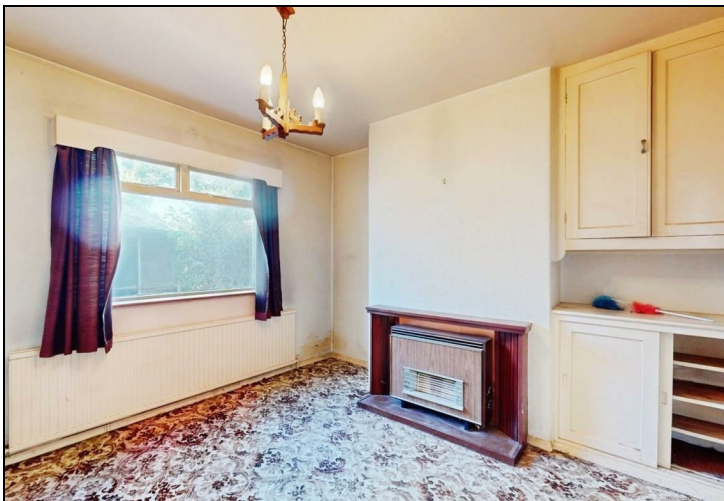
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
[otley@hunters.com](mailto:otley@hunters.com) | [www.hunters.com](http://www.hunters.com)



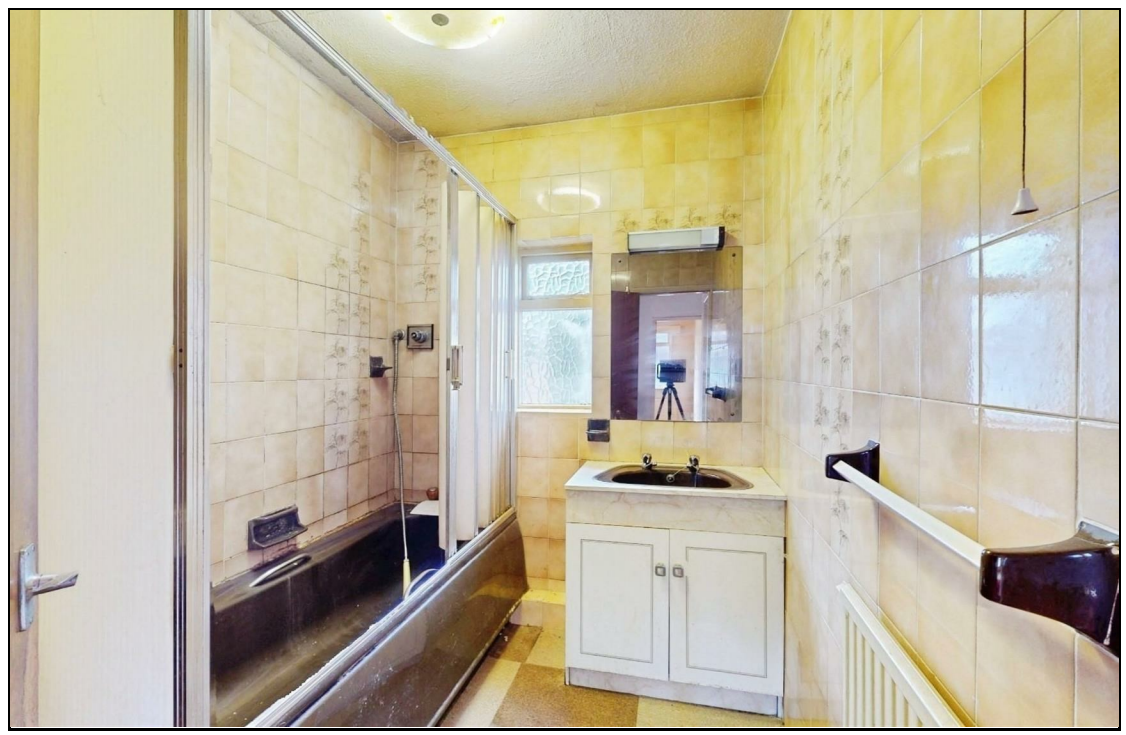
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## KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE
- SET WITHIN A GENEROUS CORNER PLOT
- IN NEED OF EXTENSIVE MODERNISATION THROUGHOUT
  - TWO RECEPTION ROOMS
- DOUBLE GARAGE AND OFF STREET PARKING
  - CLOSE TO OTLEY TOWN CENTRE
  - NO ONWARD CHAIN
  - EPC RATING D











## AGENTS NOTES

Tenure: Freehold

Council Tax Band C Leeds City Council

## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road the property can be found on the corner at the entrance to Maylea Drive, immediately after the Renault car showroom.

## 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.

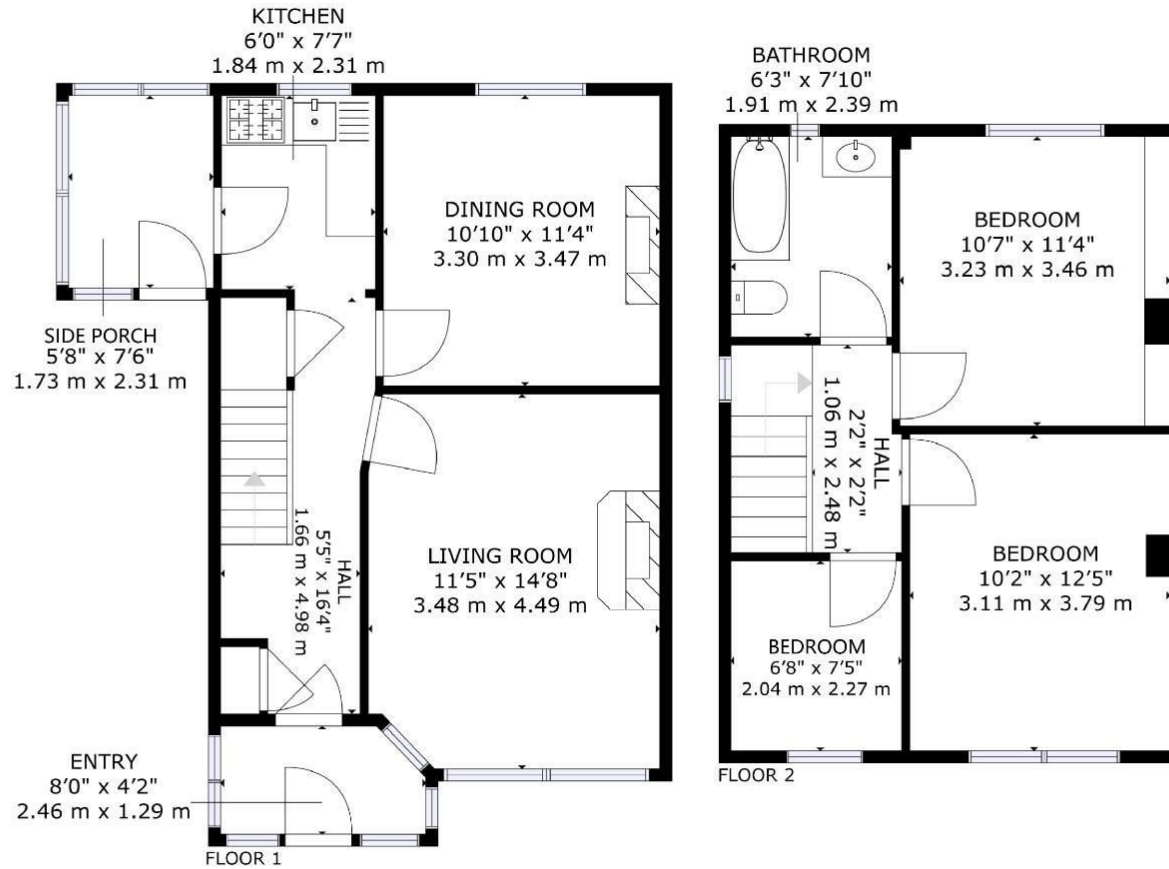
## DISCLAIMER

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.

## ADDITIONAL SERVICES

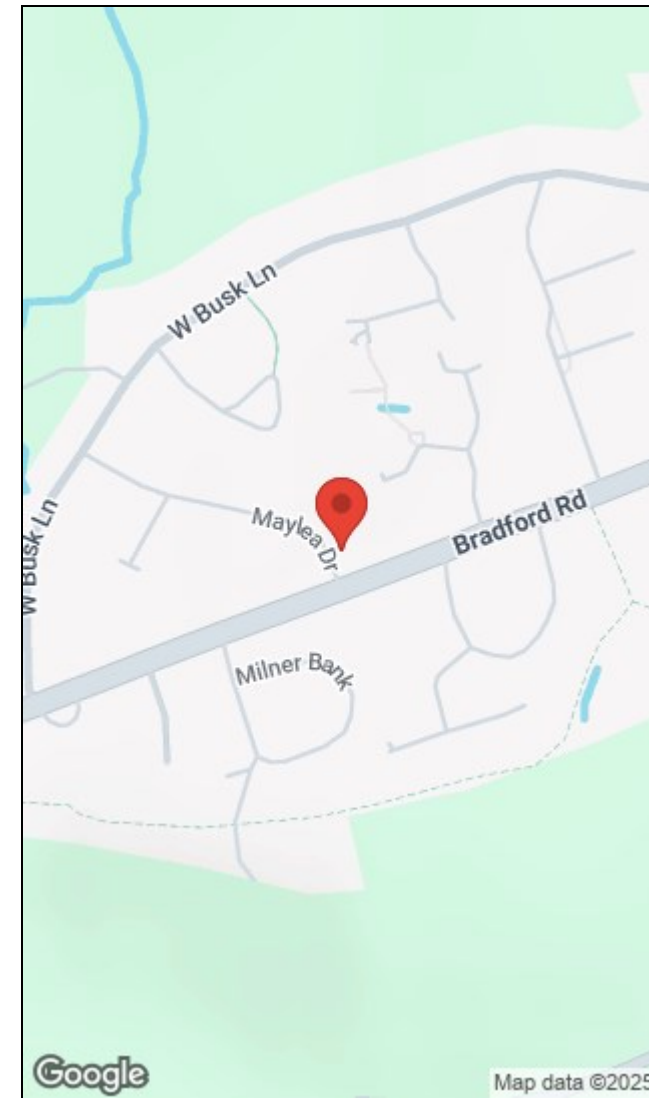
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.





GROSS INTERNAL AREA  
 FLOOR 1: 527 sq.ft, 49 m<sup>2</sup>, FLOOR 2: 419 sq.ft, 39 m<sup>2</sup>  
 TOTAL: 946 sq.ft, 88 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 60      | 77        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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