



HUNTERS[®]
HERE TO GET *you* THERE



North Parade, Otley, LS21

£265,000



This four double bedroom Victorian stone mid terrace in the heart of Otley town centre, which comes to the market with NO ONWARDS CHAIN, is now in need of modernisation throughout. The accommodation briefly comprises: a living room, dining room and kitchen, stairs leading down to two generous basement rooms, and on the first floor there are three bedrooms and the bathroom. There is a further spacious bedroom on the second floor. Externally, there is a good sized garden to the rear of the property with tandem parking for two/three vehicles. Having a two storey rear extension, the property truly is deceptively spacious and a early viewing is recommended.

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



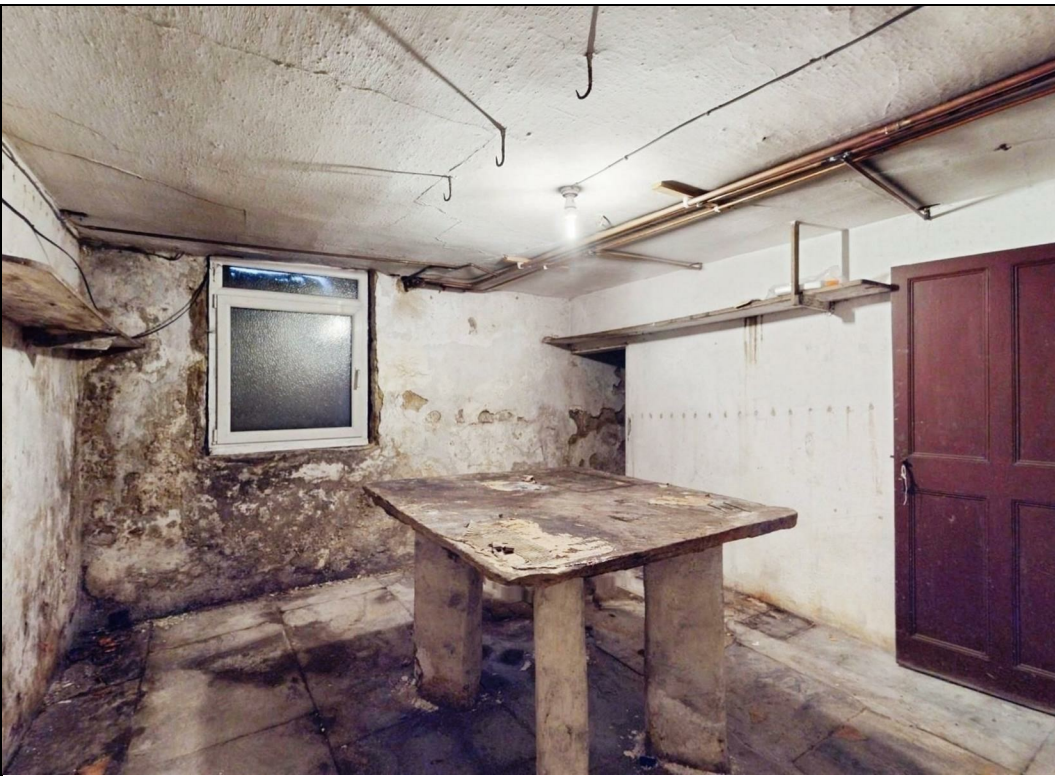
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KEY FEATURES

- FOUR DOUBLE BEDROOM MID TERRACE
 - TWO STOREY REAR EXTENSION
- SET OVER FOUR FLOORS (INC BASEMENT)
- IN NEED OF MODERNISATION THROUGHOUT
 - REAR GARDEN
 - CLOSE TO CENTRAL OTLEY
- OFF STREET TANDEM PARKING FOR SEVERAL VEHICLES
 - EPC RATING TO FOLLOW
 - NO ONWARDS CHAIN









GROSS INTERNAL AREA
 FLOOR 1 34.6 m² (373 sq.ft.) FLOOR 2 56.6 m² (609 sq.ft.) FLOOR 3 52.1 m² (560 sq.ft.)
 FLOOR 4 20.8 m² (224 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 6.5 m² (70 sq.ft.)
 TOTAL : 164.2 m² (1,767 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 into Crossgate. Proceed past the bus station to the traffic lights. Proceed straight across into Wesley Street and North Parade is found on the right hand side and the property can be identified by our Hunters Otley For Sale board

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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 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.

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.

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

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