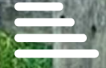


HUNTERS
FOR SALE

HUNTERS®
HERE TO GET *you* THERE



3



The Crossways, Otley, LS21

£210,000

HUNTERS[®]
HERE TO GET *you* THERE

A fantastic opportunity to purchase this three bedroom semi detached property on the ever popular The Crossways. The property which is positioned on a corner plot and has a single storey rear extension would benefit from some modernisation. In brief, on the ground floor, there is a living room which is open plan to a dining area, there is a galley style kitchen which leads to a utility area and an under stairs pantry; to the first floor, there are two double bedrooms, a single bedroom and a shower room. There is a lawned garden to the front, off street parking to the side and a courtyard garden to the rear.

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



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KEY FEATURES

- THREE BEDROOM SEMI DETACHED
- LIVING ROOM PLUS DINING AREA
- GALLEY KITCHEN AND UTILITY ROOM
- TWO DOUBLES AND A SINGLE BEDROOM
- NOW IN NEED OF SOME MODERNISATION
 - SINGLE STOREY REAR EXTENSION
 - POPULAR RESIDENTIAL LOCATION
 - OFF STREET PARKING
 - EPC RATING D





DIRECTIONS

From our Hunters Otley office on Kirkgate, proceed through the traffic lights, crossing the River Wharfe. Proceed up Newall Carr Road then turn right onto The Crescent. Turn right onto The Crossways. The property can be found on the right hand side and can be 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

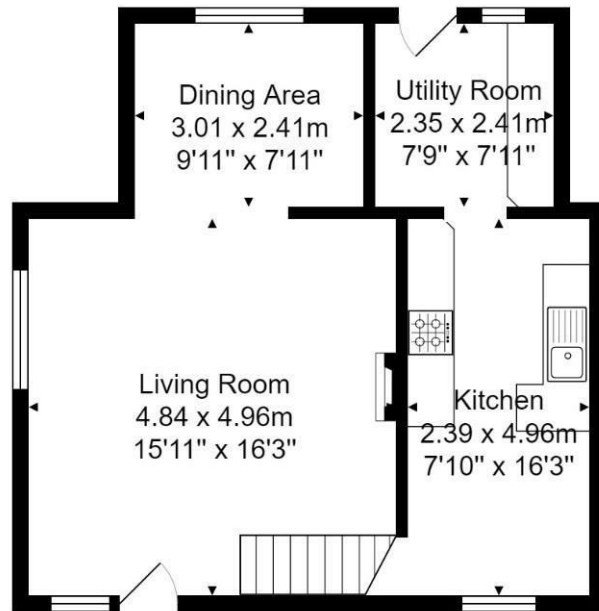
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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

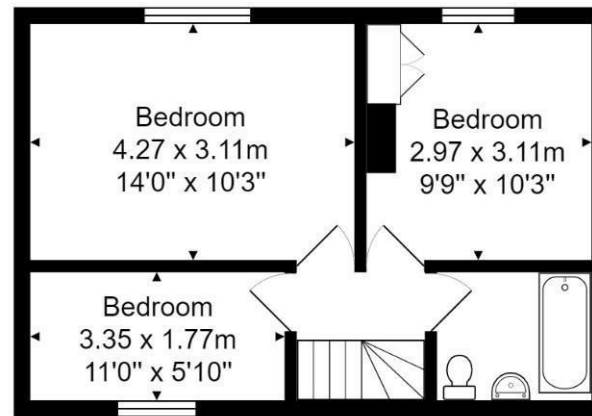
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide, of which 40 are located in Yorkshire. We can put you in touch with a local independent 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.



Ground Floor



First Floor

Total Area: 87.5 m² ... 942 ft²

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	64
(55-68) D	
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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