



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Garnett Street, Otley, LS21

## £300,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**ATTENTION ALL LANDLORDS!** A fantastic opportunity to buy an end terrace property tastefully converted into three dwellings - two one bedroom flats and a studio. Each flat comes with tenants in situ and comes to the market as a going concern. The ground floor flat has a open plan living / dining room, a galley kitchen, a double bedroom and a shower room. The first floor flat has an open plan kitchen/dining/ living room, a double bedroom and a spacious bathroom. Finally, the second floor studio is completely open plan apart from the bathroom. There is also a shared cellar which each tenant uses for storage.

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.

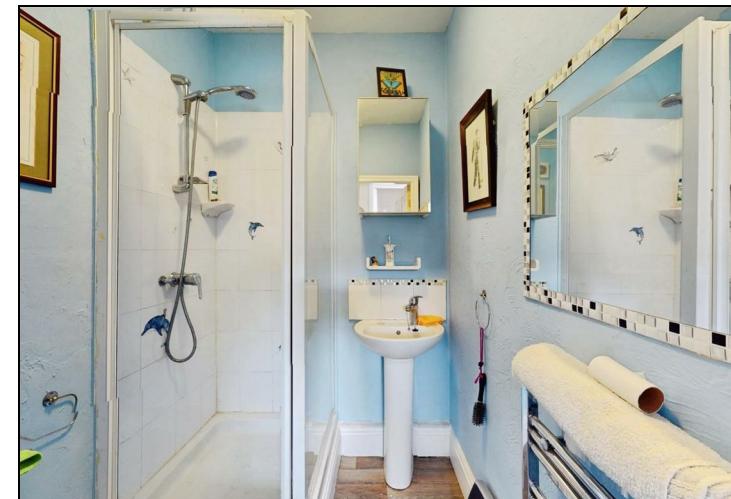
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

- ATTENTION ALL LANDLORDS
- THREE ONE BEDROOM FLATS WITH TENANTS IN SITU
- BEING SOLD AS A GOING CONCERN
- SET OVER FOUR FLOORS (INCLUDING A SHARED BASEMENT)
- THE GROUND FLOOR FLAT COMES WITH A GARDEN
- CLOSE TO OTLEY TOWN CENTRE
  - EPC RATING C
  - NO ONWARDS CHAIN







**DIRECTIONS**

From our Hunters Otley & Ilkley offices on Kirkgate, turn left onto Bondgate. Take the second left onto Crossgate and continue to the lights at the end of the road. Cross straight over at the lights onto Wesley Street, then right onto Courthouse Street. At a crossroads the property can be found on the right hand side.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band A for each flat, Leeds City Council

The ground floor flat achieves £120PW / £520PM, the middle flat achieves £137PW / £595PM and the top floor studio flat achieves £100PW / £433PM. This gives an annual gross rental income of £18580 which provides a yield of over 6%

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

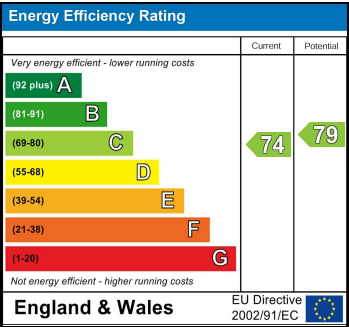
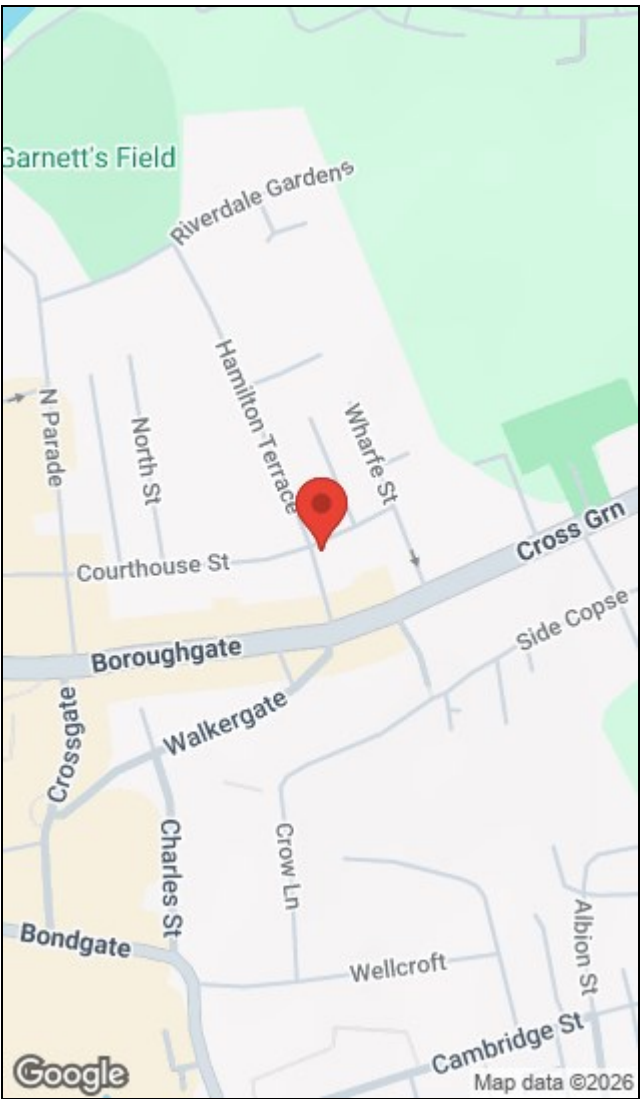
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**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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