
HUNTERS®
HERE TO GET you THERE
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Newall Avenue, Otley, LS21

£235,000

A fantastic opportunity to purchase this spacious three bedroom semi detached property on Newall Avenue, now in need of modernisation throughout and with the potential to extend (subject to planning) due to the size of the plot. In brief, on the ground floor, there is an entrance hallway, a living room, a kitchen diner, a bathroom and a separate WC; to the first floor, there are three bedrooms, two of which are generous doubles. Outside, there is a front garden, driveway parking to the side and a generous garden to the rear. This 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.

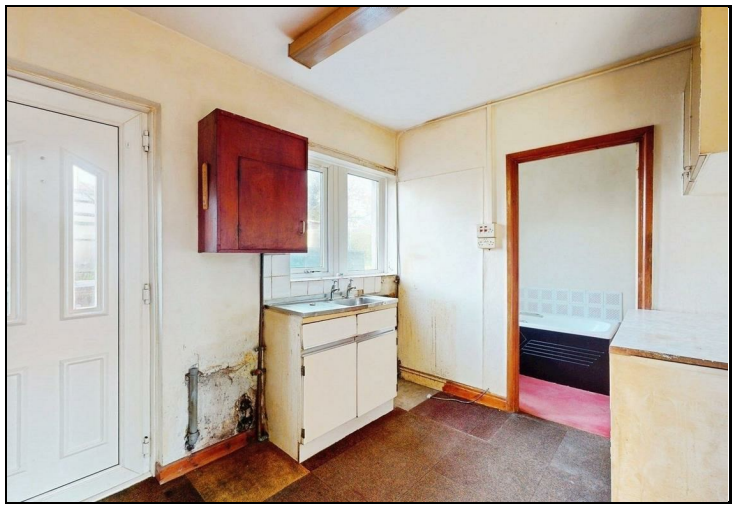
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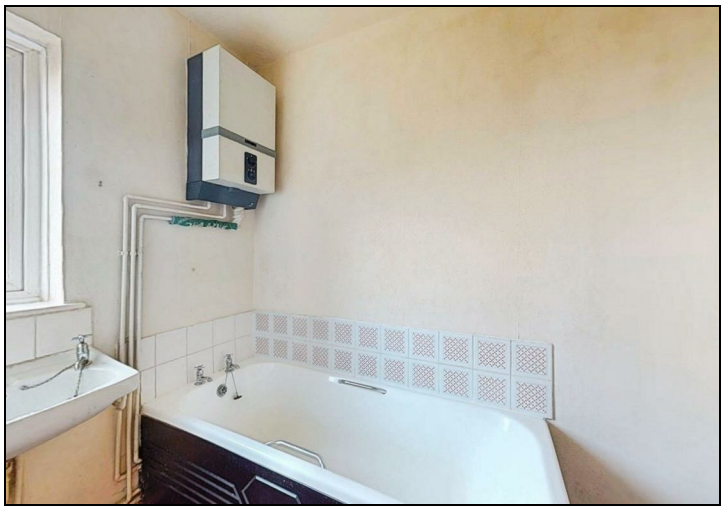


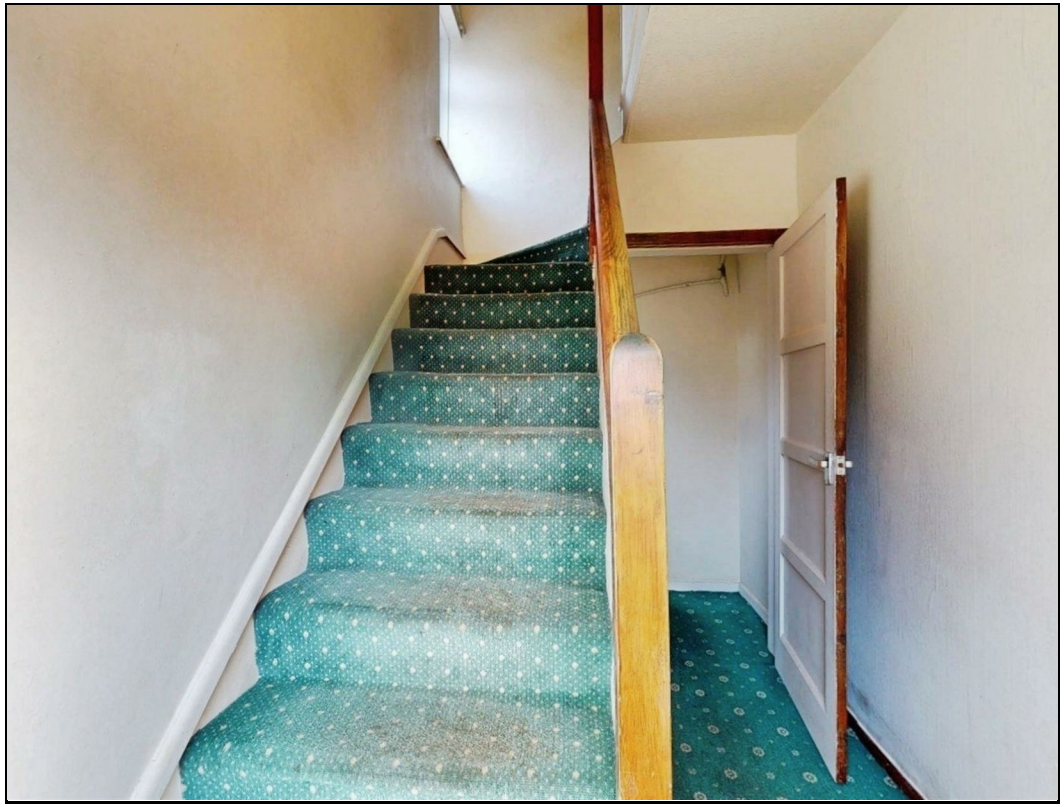
KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION THROUGHOUT
- SCOPE TO EXTEND (subject to planning)
- SEPARATE LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- OFF STREET PARKING
- POPULAR RESIDENTIAL LOCATION
- EPC TO FOLLOW
- NO ONWARDS CHAIN













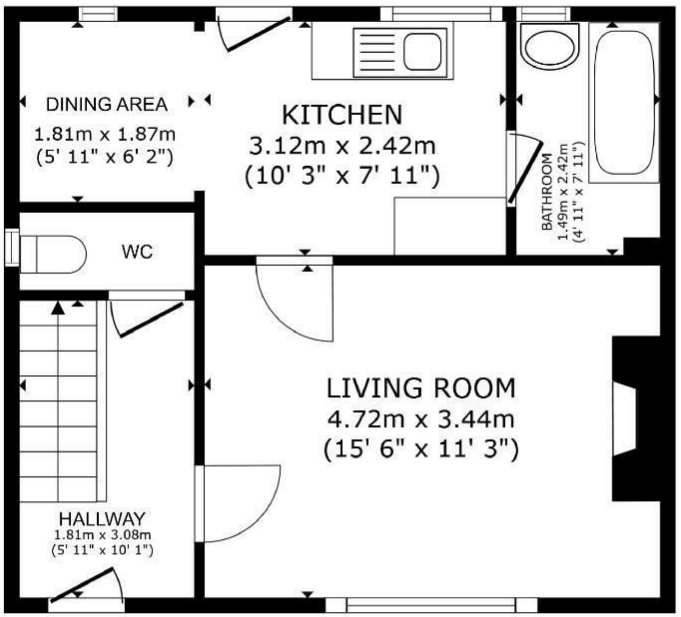




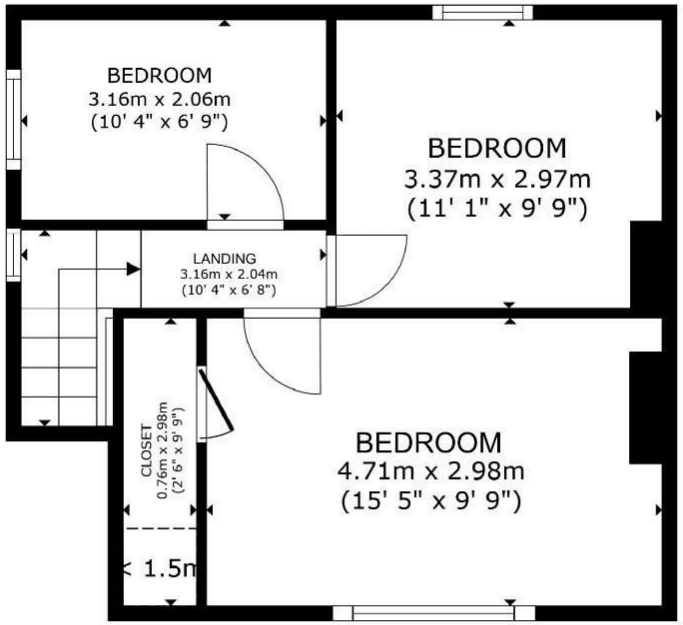








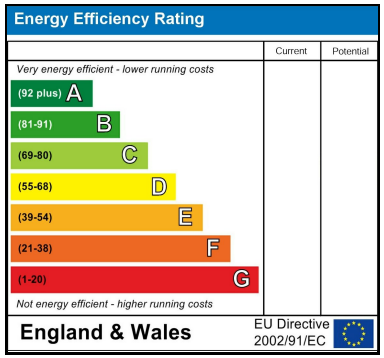
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 39.5 m² (425 sq.ft.) FLOOR 2 37.6 m² (404 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 0.6 m² (7 sq.ft.)
TOTAL : 77.1 m² (829 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards the traffic lights and continue over the bridge. Proceed up Billams Hill, turning left onto Weston Lane. Immediately turn right onto Newall Avenue. The property is on the right hand side on the corner of Newall Avenue and Croft Avenue 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

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.

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 125 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.

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The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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