


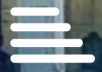




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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WESLEY STREET

# Wesley Street, Otley, LS2 1

## £350,000

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

An impressive Grade II three bedroom home in the heart of Otley's Town centre.

The current owners have managed to create a beautiful family home whilst retaining the character and charm of the property throughout. This property is set over two floors which offer an abundance of space with large windows allowing for lots of natural light and the basement has scope for further development (subject to planning / buildings regs). The ground floor is accessed via a communal entrance and consists of a welcoming reception hallway, three generous double bedrooms (one with en-suite) and a family bathroom. The charm and the spaciousness continue to the second floor, where you have open plan living. There is a substantial living room and a large kitchen/diner with a separate utility room, as well as a lovely balcony where you can enjoy some outdoor space.

Otley is a thriving, historical 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 | www.hunters.com



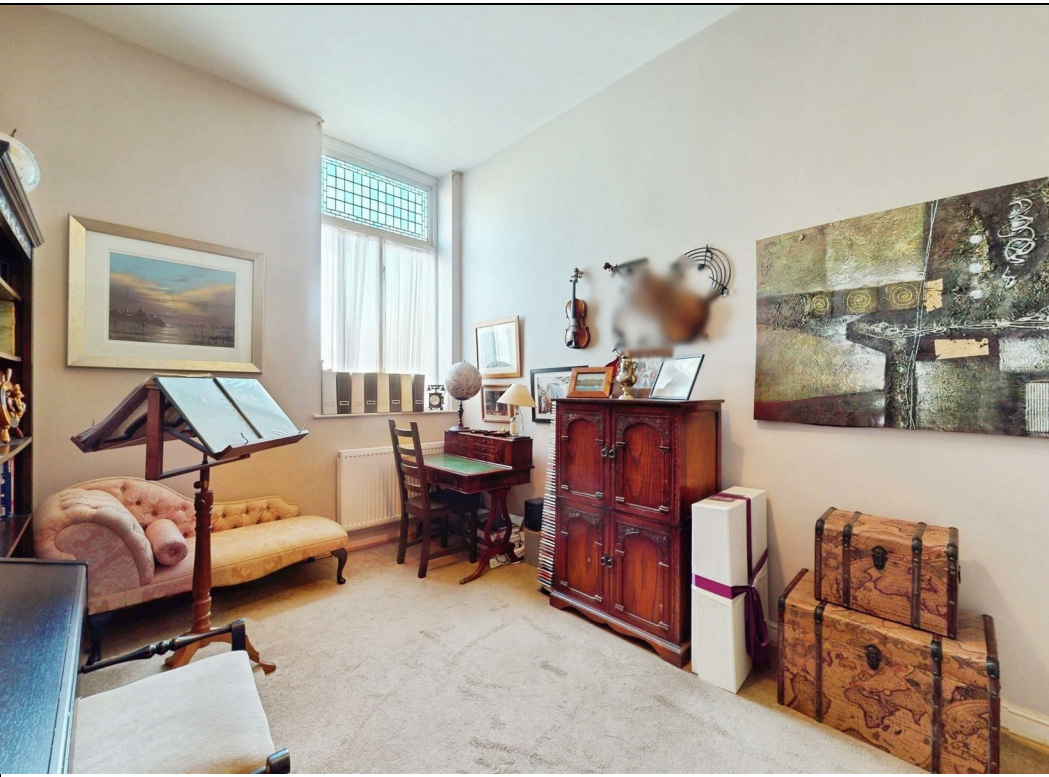
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

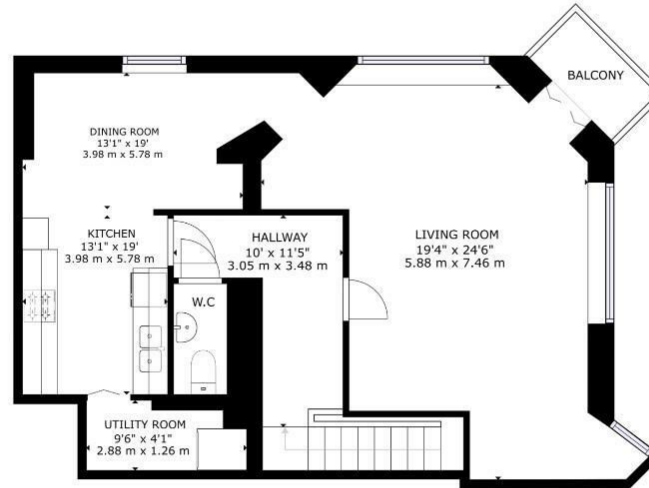
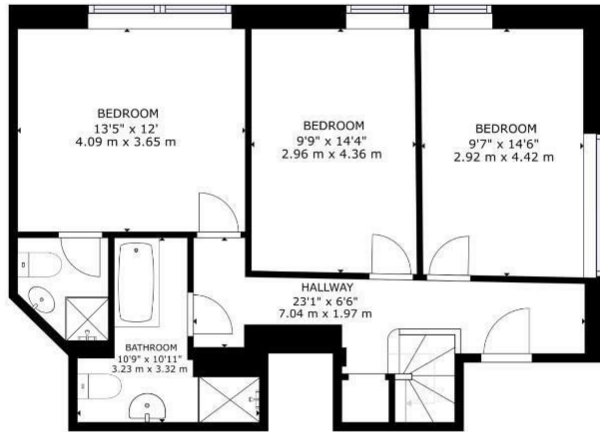
## KEY FEATURES

- SPACIOUS CHARACTERFUL HOME
  - THREE DOUBLE BEDROOMS
  - LARGE OPEN PLAN LIVING
- GRADE II LISTED AND IN A CONSERVATION AREA
- BASEMENT WITH SCOPE FOR FURTHER DEVELOPMENT
- HOUSE BATHROOM & EN SUITE
- IDEAL CENTRAL OTLEY LOCATION
  - EPC RATING D









GROSS INTERNAL AREA  
 FLOOR 1: 746 sq ft, 69.31 m<sup>2</sup>; FLOOR 2: 804 sq ft, 74.67 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 26 sq ft, 2.45 m<sup>2</sup>  
 TOTAL: 1550 sq ft, 143.98 m<sup>2</sup>  
 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 the property can be found on the corner on the left hand side and can be identified by our Hunters Otley For Sale board

**AGENTS NOTES**

Tenure: Leasehold We have been advised by our client that the property is held on a 999 year lease from 25.04.2002 The leaseholder owns 1/4 share of the freehold. Service charge is £75 pcm this includes the ground rent and buildings insurance. Council Tax Band D Leeds City Council Conservation Area

**ADDITIONAL SERVICE**

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 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**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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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