



HUNTERS[®]

HERE TO GET *you* THERE



Rombalds View, Otley, LS21

£225,000



This two bedroom end of terrace property occupies a generous corner plot with gardens to the front, side and rear. Since buying the property, the current owners have tastefully improved the property throughout, however there is still some scope to develop the property further with the possibility of adding a side & rear extension (planning already approved). Set over two floors, the accommodation can be accessed via the main front door into the hallway or through a side door into the kitchen/diner. The sitting room is at the front of the property and to the rear is a well proportioned kitchen/diner with pantry. To the second floor, there are two double bedrooms, a house bathroom and a storage cupboard. Externally, the driveway provides off street parking plus there is an outbuilding providing useful storage and a greenhouse.

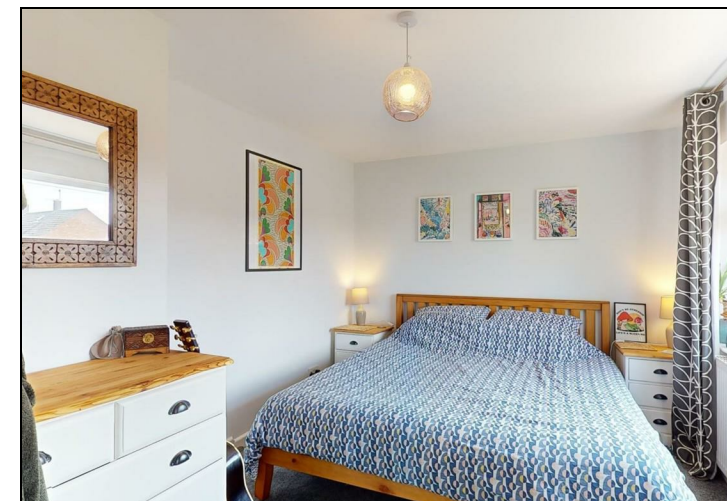
Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. For those 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

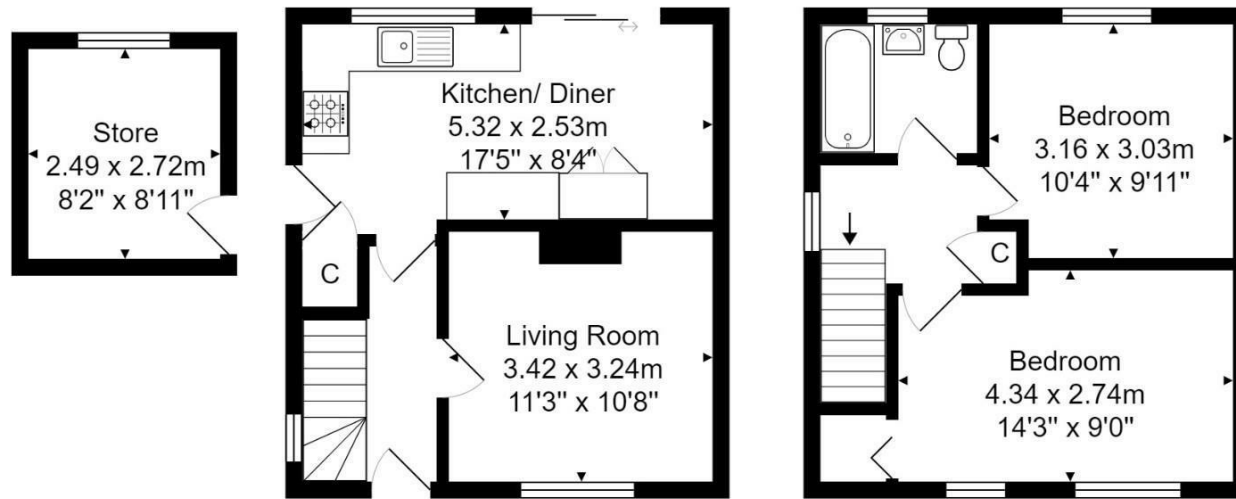


KEY FEATURES

- TWO BED END OF TERRACE
 - KITCHEN/DINER
 - USEFUL OUTBUILDING
 - GENEROUS CORNER PLOT
- FRONT, SIDE & REAR GARDENS
- MUCH IMPROVED BUT STILL SCOPE FOR FURTHER DEVELOPMENT
 - OFF STREET PARKING
- PLANNING PERMISSION APPROVED FOR A SIDE & REAR EXTENSION
 - EPC RATING C







Ground Floor

First Floor

Total Area: 70.0 m² ... 754 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed to the traffic lights and go straight ahead across the river. Continue up Billams Hill, then turn left onto Weston Lane. After approximately one mile, turn right (5th right turning on Weston Lane, at the 30mph speed signs) and then at the T junction, turn left onto Weston Drive. Turn immediately right into Rombalds View, and the house can be identified by our FOR SALE board on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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

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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
EU Directive 2002/91/EC	
England & Wales	

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