



HUNTERS[®]
HERE TO GET *you* THERE

2 2 1 1 1 1

Carlton Street, Otley, LS21

£185,000

HUNTERS®
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A charming two bedroom character stone terrace in the centre of Otley town .

Set over four floors, the property is well proportioned throughout. The living room on the ground floor has a beautiful feature fireplace, the kitchen is located on the lower ground floor, the style is simple and timeless and the window to the front allows for some natural light. Upstairs there are two double bedrooms, the first is on the first floor as well as a generous family bathroom and the second double bedroom is on the top floor. Outside there is an enclosed low maintenance garden and on street parking. Overall this is a great opportunity for anyone looking to buy in a sought after location and with the significant benefit of NO ONWARDS CHAIN.

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 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

- MID STONE TERRACE OVER FOUR FLOORS
 - BACK TO BACK
 - TWO DOUBLE BEDROOMS
- LOW MAINTENANCE COURTYARD GARDEN
 - CONTEMPORARY KITCHEN DINER
 - POPULAR RESIDENTIAL LOCATION
 - CENTRAL OTLEY LOCATION
 - NO ONWARDS CHAIN
 - EPC RATING E





DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed along Bondgate which becomes Gay Lane. Turn right onto Cambridge Street and Carlton Street is the second turning on the right, where the property can be clearly identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Leeds City Council: Tax band B

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.

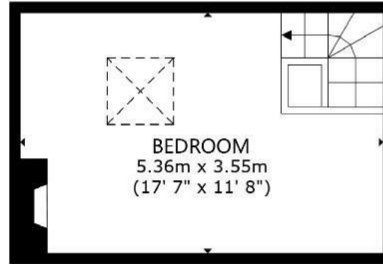
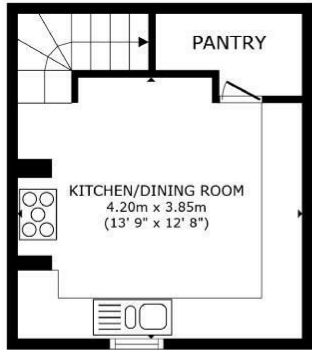
ADDITIONAL SERVICES

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.

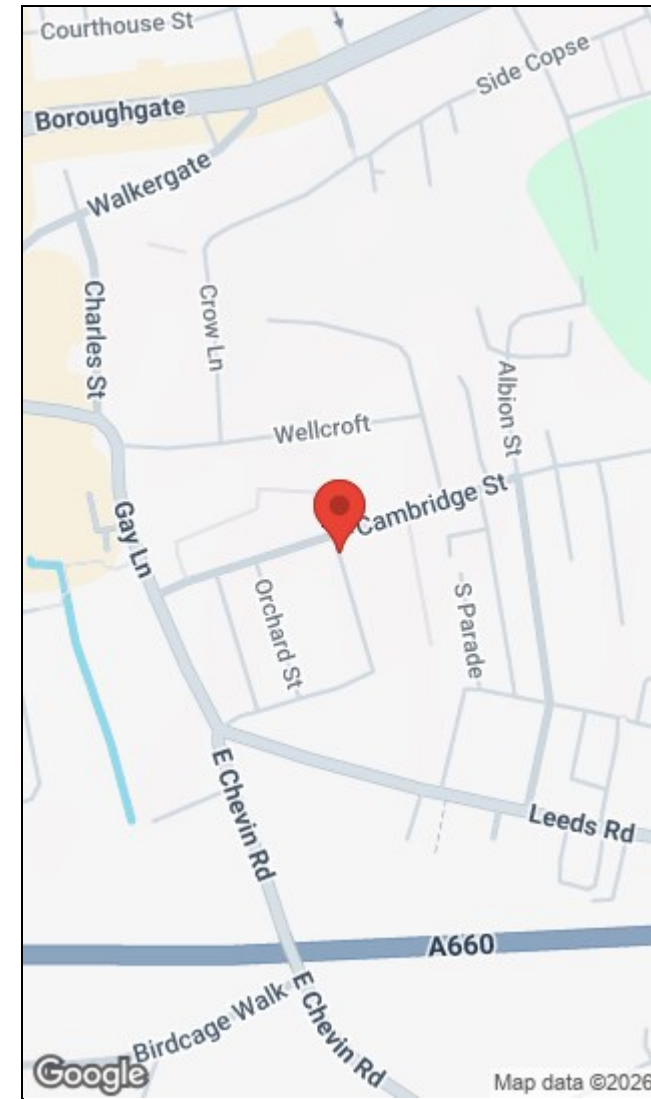
DISCLAIMER

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.





GROSS INTERNAL AREA
FLOOR 1 20.1 m² (217 sq.ft.) FLOOR 2 22.2 m² (239 sq.ft.) FLOOR 3 26.9 m² (289 sq.ft.)
FLOOR 4 19.0 m² (205 sq.ft.)
TOTAL : 88.3 m² (950 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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