



HUNTERS[®]
HERE TO GET *you* THERE

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Bradford Road, Otley, LS21

£185,000



A two bedroom semi detached property located in the popular town of Otley. While the property now needs modernising, it provides the ideal chance to update rooms at your own pace.

The property has a practical layout, to the ground floor there is a living room and separate kitchen with storage cupboard, upstairs there are two double bedrooms and a family bathroom. Outside, the property benefits from off road parking and gardens to the side and rear. Overall, this property is ideal for anyone looking to improve over time whilst enjoying living there and increasing the long-term value. The property comes to 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.

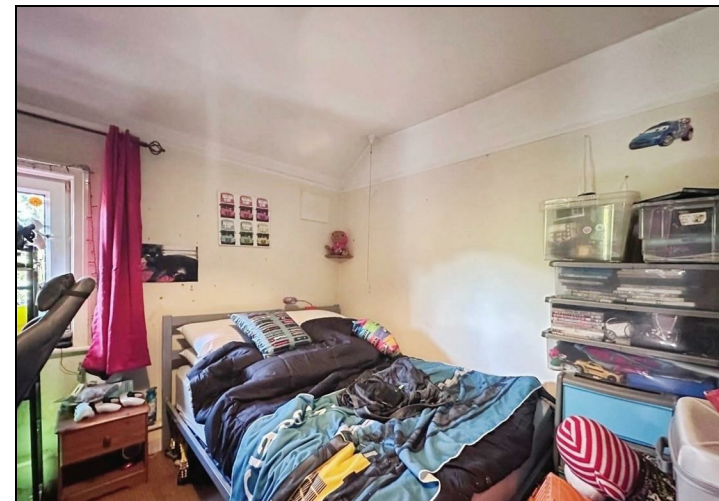
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

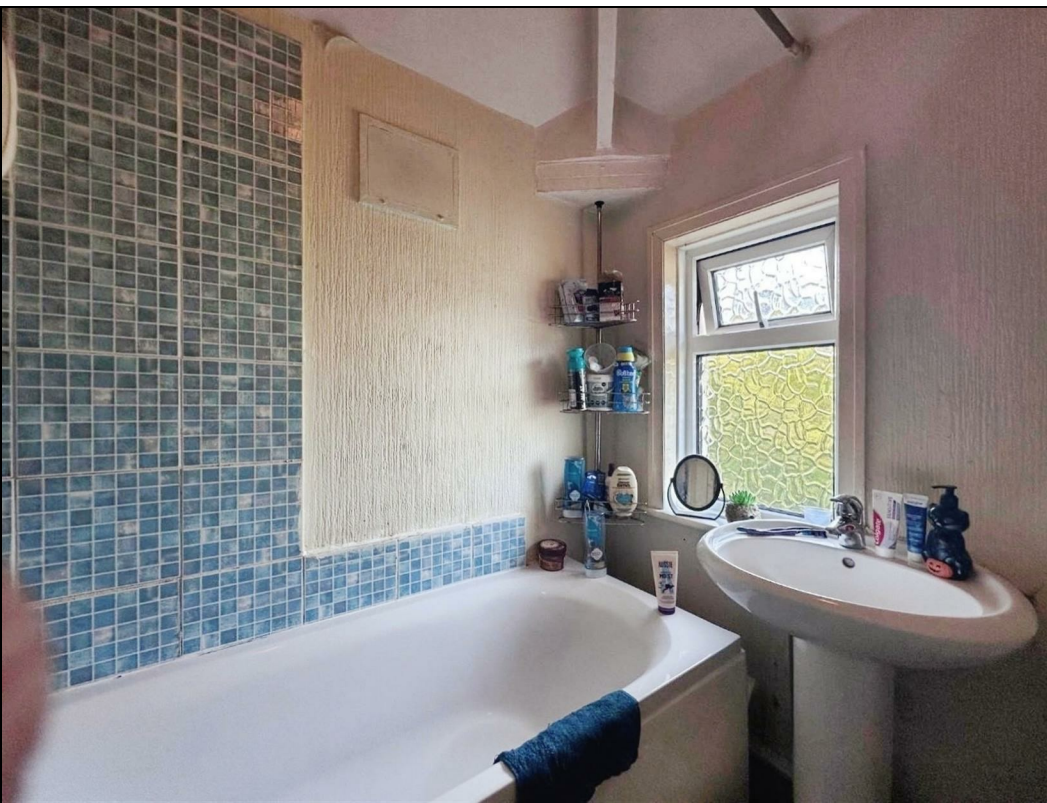


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KEY FEATURES

- TWO DOUBLE BEDROOM SEMI DETACHED
 - OFF STREET PARKING
 - GARDENS SIDE AND REAR
 - SOUGHT AFTER LOCATION
- OPPORTUNITY TO ADD VALUE
 - PRACTICAL LAYOUT
 - EPC RATING D
 - NO ONWARDS CHAIN





DIRECTIONS

From our Hunters offices on Kirkgate, Otley, proceed along Kirkgate to the traffic lights. Turn left at the traffic lights onto Westgate. Proceed along Westgate becoming Bradford Road. At the roundabout go straight ahead and continue on Bradford Road the property can be found on the right hand side identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band A, Leeds City Council

ADDITIONAL SERVICES

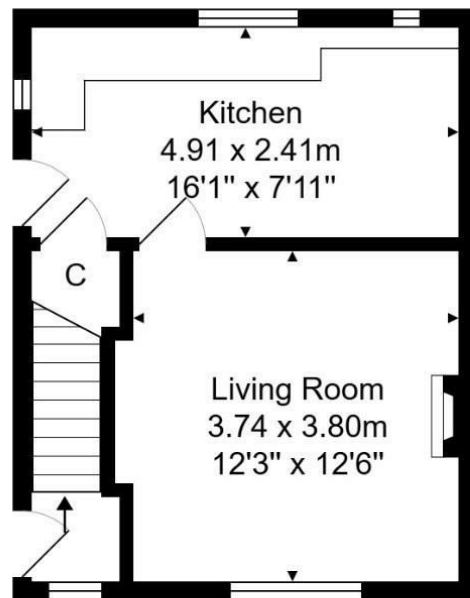
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

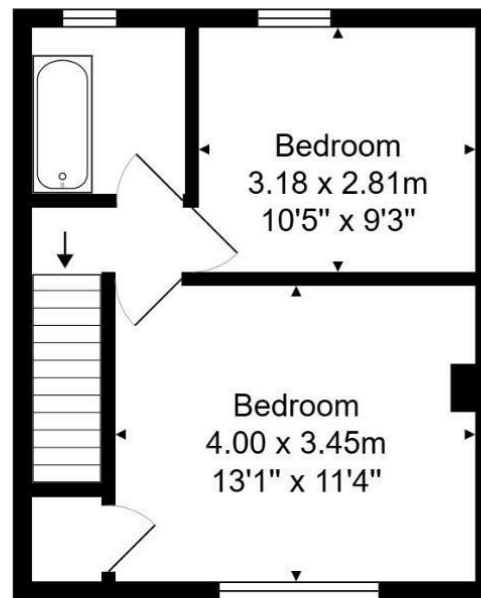
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

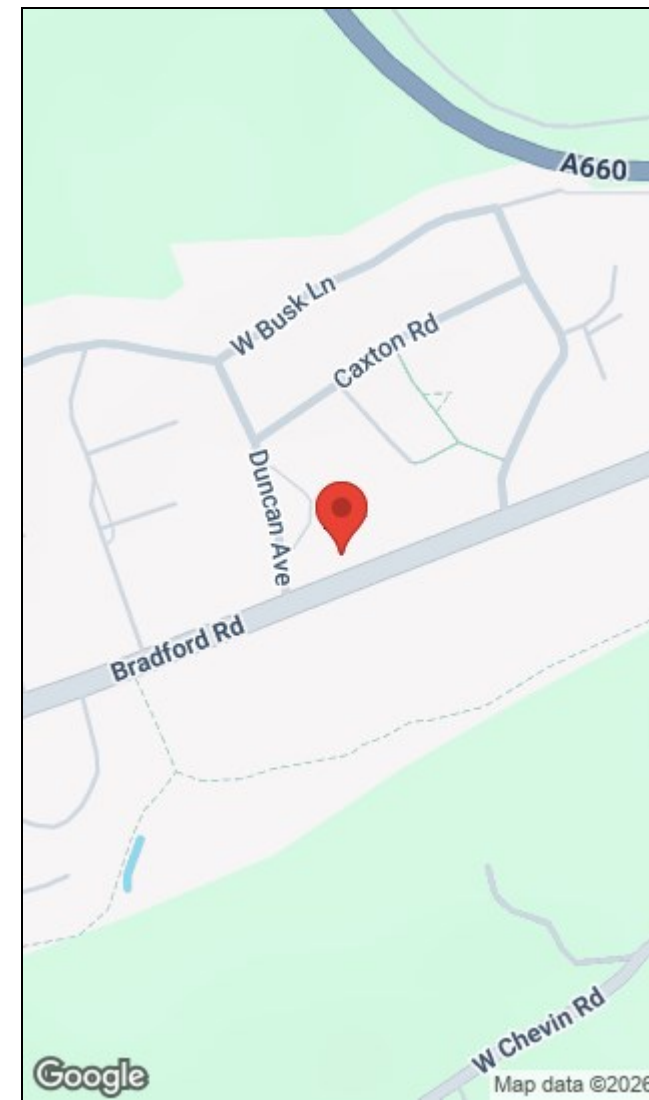


Ground Floor



First Floor

Total Area: 63.8 m² ... 686 ft²



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	70
England & Wales EU Directive 2002/91/EC		

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