



25 North Parade, Otley, West Yorkshire, LS21 1BA

Sold with no onward chain, one of Otley's most imaginative upgraded and extended well-planned three bedroom accommodation arranged over four storeys with an enclosed flagged garden in a very central location in the heart of Otley centre.

Guide Price £275,000

- NO ONWARD CHAIN
- 3 Bedroom mid terraced property arranged over four floors
- Fully tanked and insulated lower ground floor
- Quality kitchen and bath/shower room fittings
- Bedroom in former loft – building regulations compliant
- Two first floor bedrooms, bathroom and ensuite
- Enclosed rear courtyard garden
- Superb central Otley location

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dacres.co.uk   



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Mileages: Harrogate 11 miles, Leeds 11 miles, Bradford 11 miles (all distances approximate)

General remarks

As the photographs show this beautifully presented stone built mid terrace offers seamlessly blended period charm and stylish modern living.

The living space is arranged over four storeys with a superb ground floor sitting room with feature fireplace and a quality fitted family kitchen with numerous appliances which has clearly been designed with both practicality and entertaining in mind, this floor also has a very useful downstairs WC.

There is a lower ground floor which is fully tanked and insulated and could be utilised for many things such as a home office, playroom or a further living area.

To the first floor are two well-proportioned bedrooms and the house bathroom, the larger of the two bedrooms also benefits from its own en-suite shower room.

The internal layout has been reconfigured to create a staircase to the second floor which has a further large bedroom with Velux windows, we understand the property is fully building and fire regulations compliant.

To the rear of the property is a well- presented low maintenance, fully paved enclosed courtyard garden.

The house is centrally located in the heart of Otley's thriving town centre with its extensive shopping facilities, supermarkets, pubs, recreational and educational facilities. The town is ideal for daily driving into the surrounding business centres of North and West Yorkshire and to the Leeds/Bradford International Airport at Yeadon. There is a railway station at nearby Menston offering mainline links.

Directions

From the agent's Otley office travelling in an Easterly direction along Bondgate, take the second left onto Crossgate. Continue straight on at the traffic lights and proceed down Wesley Street which in turn becomes North Parade, where the property will be seen on the right-hand side identified by our for sale board.

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services
- No parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

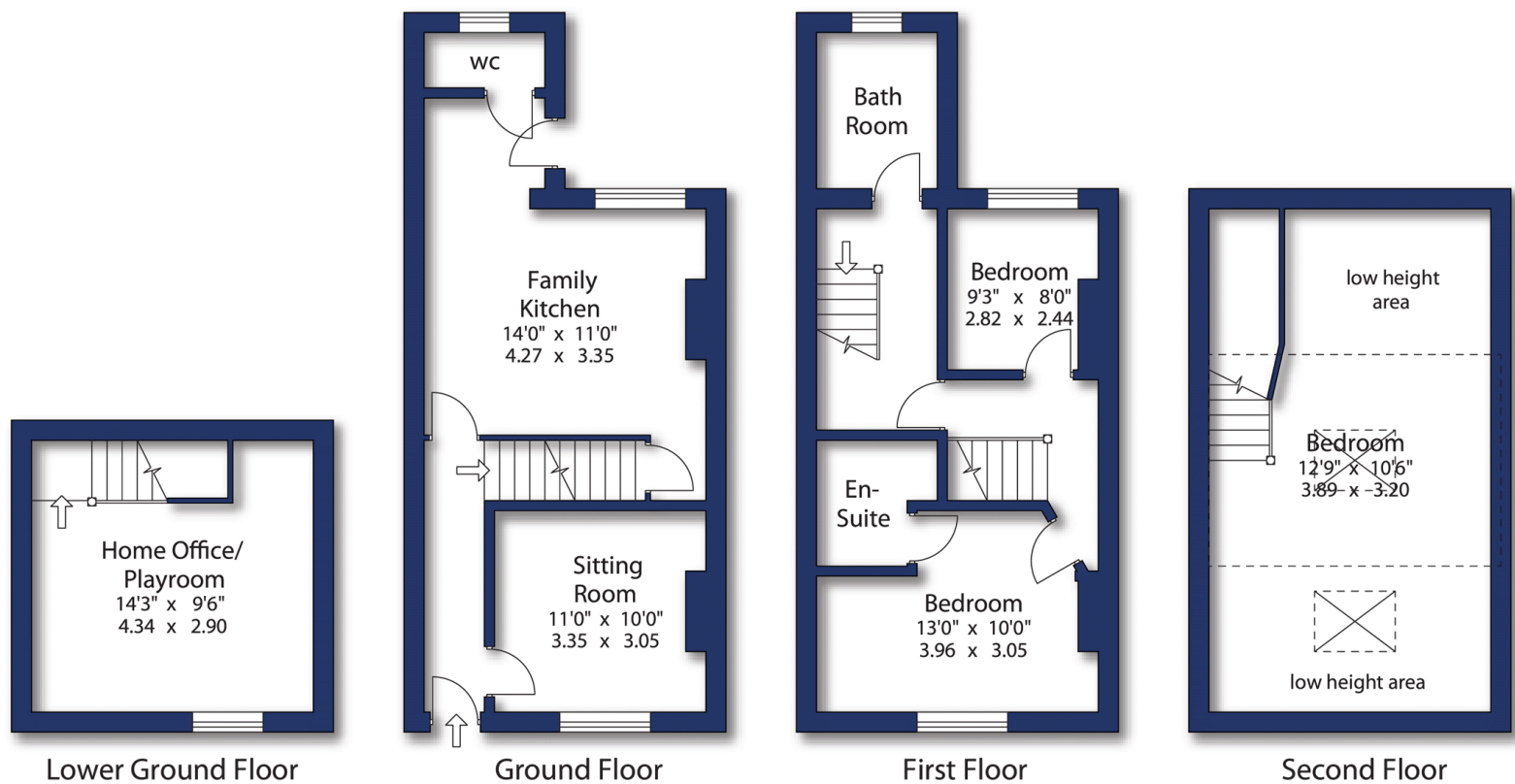
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third-party provider's prices being higher than it may otherwise be.

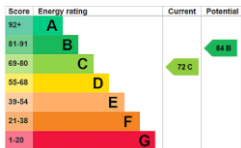
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Floorplans



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