



40 West Busk Lane, Otley, West Yorkshire, LS21 3LW

A much improved, two bedroom property with landscaped southerly facing, enclosed rear gardens and handsome views, in this established and highly sought after residential area on Otley's western fringe.

Guide Price £259,950

- Well-presented and modernised throughout
- Fitted kitchen with several appliances
- Two double bedrooms and upgraded bathroom
- New boiler, several upgraded radiators and replacement sitting room fire
- Brand-new roof and fresh guttering and soffits.
- Newly landscaped rear gardens with summerhouse
- Views up to Otley Chevin and over the Wharfe valley

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Harrogate 13 miles, Skipton 15 miles, Leeds 12 miles (all distances approximate)

General remarks

The owners of 40 West Busk Lane have commissioned a vast amount of upgrading work to this end terrace property over the last twelve months or so. The roof has been completely replaced and new rainwater goods installed, a new Glow-Worm boiler

installed and several radiators replaced. The bathroom has some new sanitaryware and a very useful pull-down ladder has been put in providing access from the landing to the fully boarded and lit roof void.

The house is well presented and is soon to be repainted externally with all mains services and sealed unit double glazing.

To the rear are recently landscaped southerly facing enclosed gardens which are designed for reason of management with a newly installed summer house.

The property is located on a terrace of similar properties in this especially popular residential area towards the western fringe of Otley, close to Otley Golf Club.

There are regular bus services enabling easy access into the town's active centre and there is a railway station at nearby Menston (just over one mile away) which can be reached by a synchronised bus service having links to Ilkley, Leeds and Bradford.

Otley itself offers an excellent array of shopping facilities including Waitrose, Sainsbury's and Asda supermarkets, many recreation and sporting facilities, excellent schools for all age groups and is ideally placed for comfortable daily travelling into the surrounding business centres of both North and West Yorkshire including Leeds, Bradford, Harrogate and York. There is Leeds/ Bradford International Airport at nearby Yeadon.

Directions

Leave the centre of Otley in a westerly direction along the A6038 Bradford Road towards the fringe of the town, taking the third turning on the right hand side, Duncan Avenue. At the end of the road turn right onto West Busk Lane where the property will be seen on the right hand side identified by our for sale board.

what3words revival.easygoing.judge

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- All mains services
- On street 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.

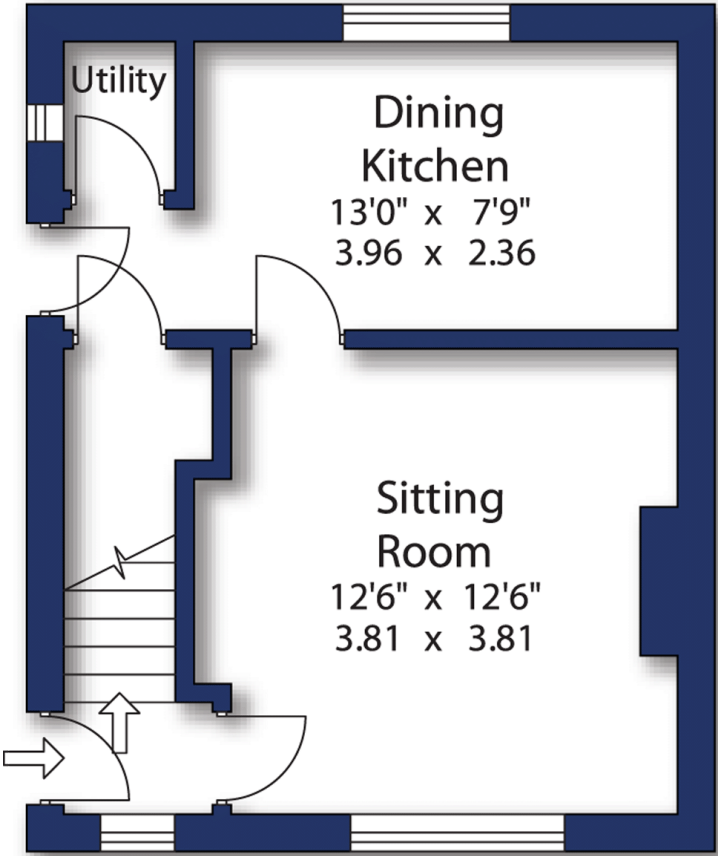
Referral fees

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.

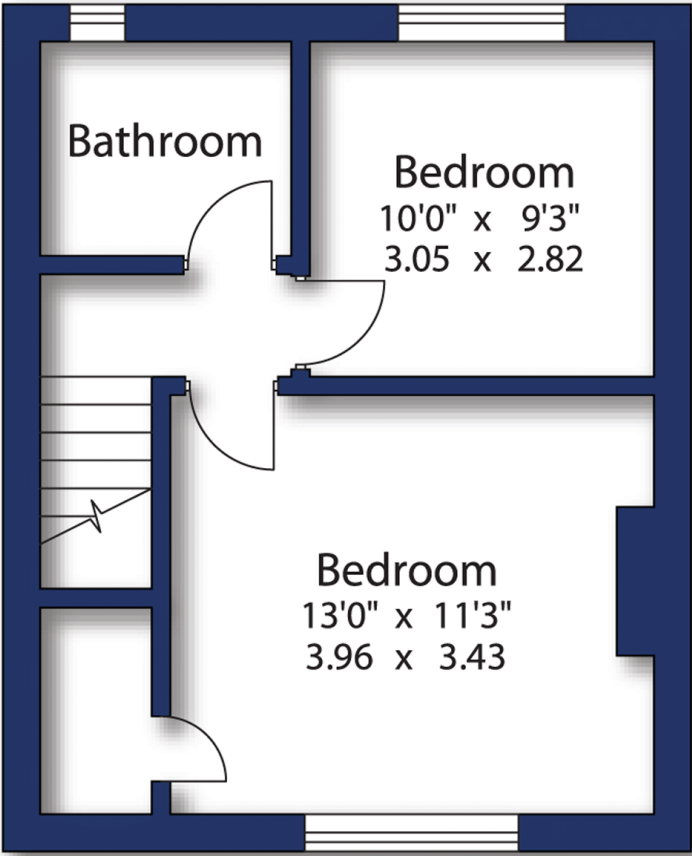
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Floorplans

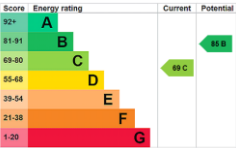


Ground Floor



First Floor

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