



Guide Price £205,000

- Mid-terrace
- Extended living space arranged over two storeys
- Living room, dining room and kitchen
- Two bedrooms
- Bathroom with separate shower
- All mains services and sealed unit double glazing
- Small rear sitting out area
- Free public car parking immediately opposite
- All of Otley's central amenities on the doorstep

29 Westgate, Otley, West Yorkshire, LS21 3AT

Positioned within easy walking distance of the town centre this extended two bedroom traditional terraced property is an ideal opportunity for a purchaser or investor and benefits from a rear sitting out area.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk



29 Westgate, Otley, West Yorkshire, LS21 3AT

Menston station 1.2 miles, Bradford 9 miles, Leeds 12 miles, Harrogate 13 miles (all distances approximate)

General remarks

29 Westgate is a traditional Victorian property built of stone under a slated roof located in the heart of the town and presents a great opportunity for a purchaser or investor alike.

The entrance leads directly into the sitting room which has an open staircase to the first floor. There is a separate dining room and the kitchen is a timeless shaker style design with integrated hob and oven and plumbing for a washing machine.

To the first floor is a landing area, two bedrooms one with a feature cast iron fireplace and a house bathroom with separate shower cubicle.

All mains services are installed including gas-fired central heating via a combi-boiler and sealed unit double glazing. Useful cellar storage area under the kitchen.

Outside to the rear there is a small sitting out area. Opposite the property there is a free public car park.

The property is conveniently located for Otley town centre which provides a good range of shopping, schooling and recreational facilities and is ideally placed for comfortable daily commuting to the surrounding business centres of both North and West Yorkshire. Leeds/Bradford International Airport is situated at nearby Yeadon.

Menston train station is a short distance away by car or bus providing links to Ilkley, Bradford and Leeds.

Directions

From our offices proceed right along Kirkgate and turn left at the traffic lights. The property will be seen after a short distance on the right hand side, identified by our for sale board. what3words included.swerving.dream

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services including double glazing and gas central heating
- 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.

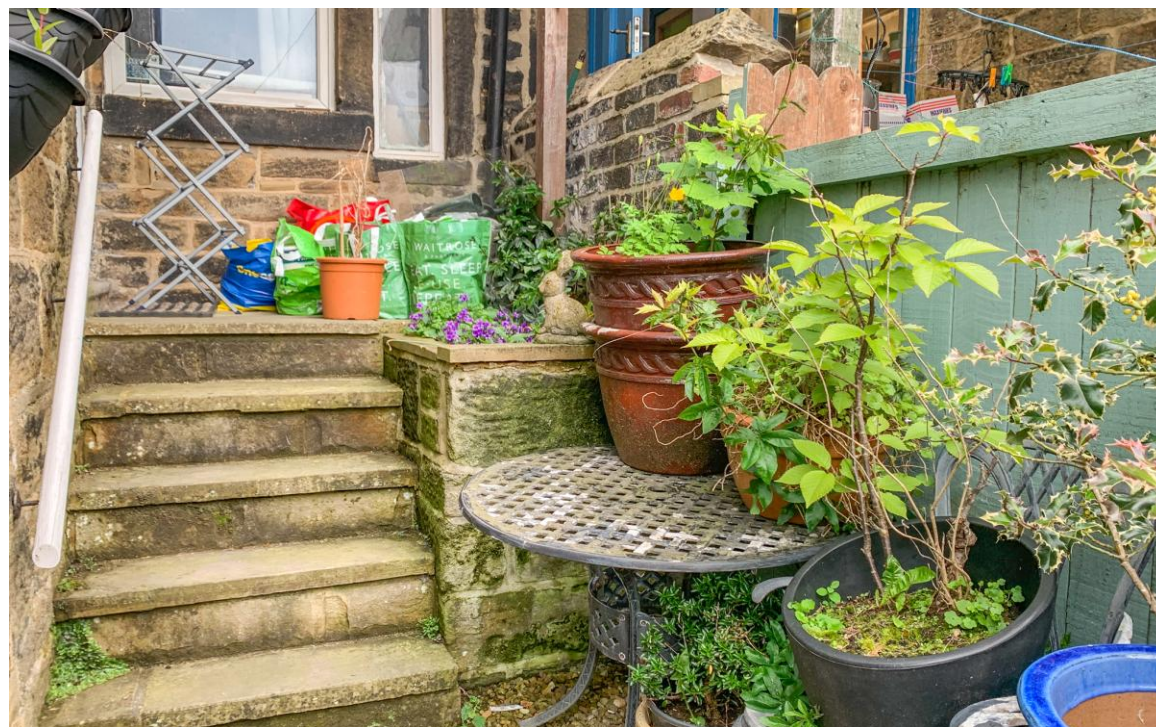
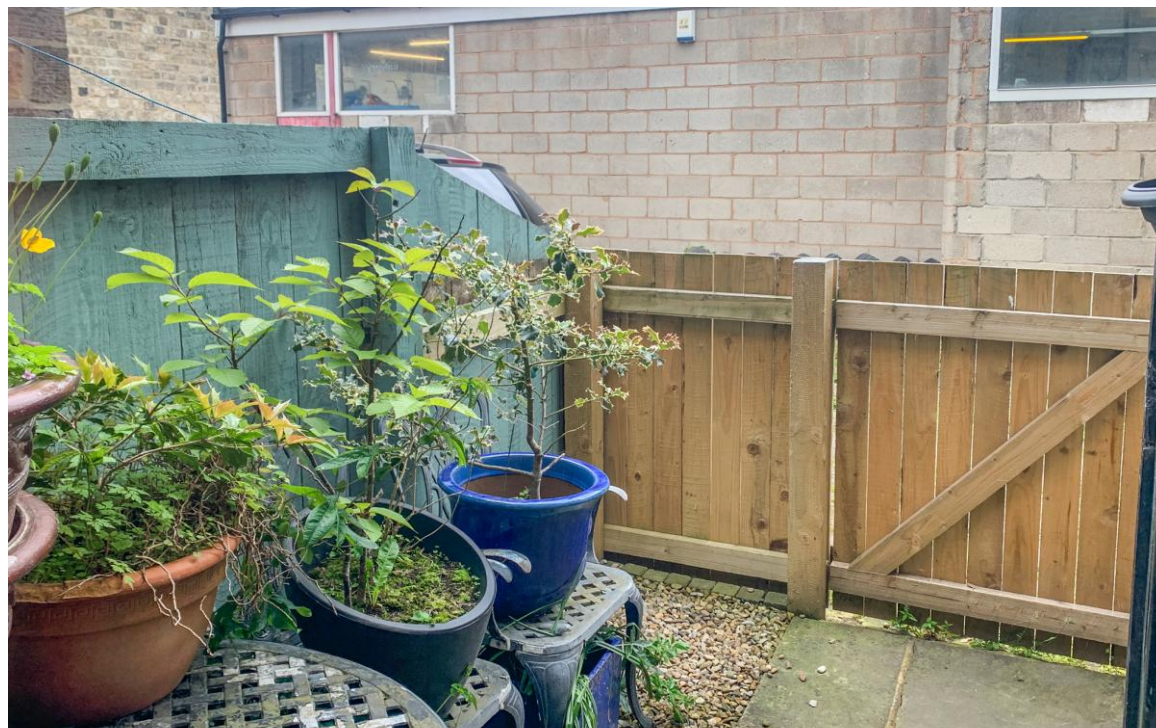
Buyer Anti Money Laundering Checks

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.

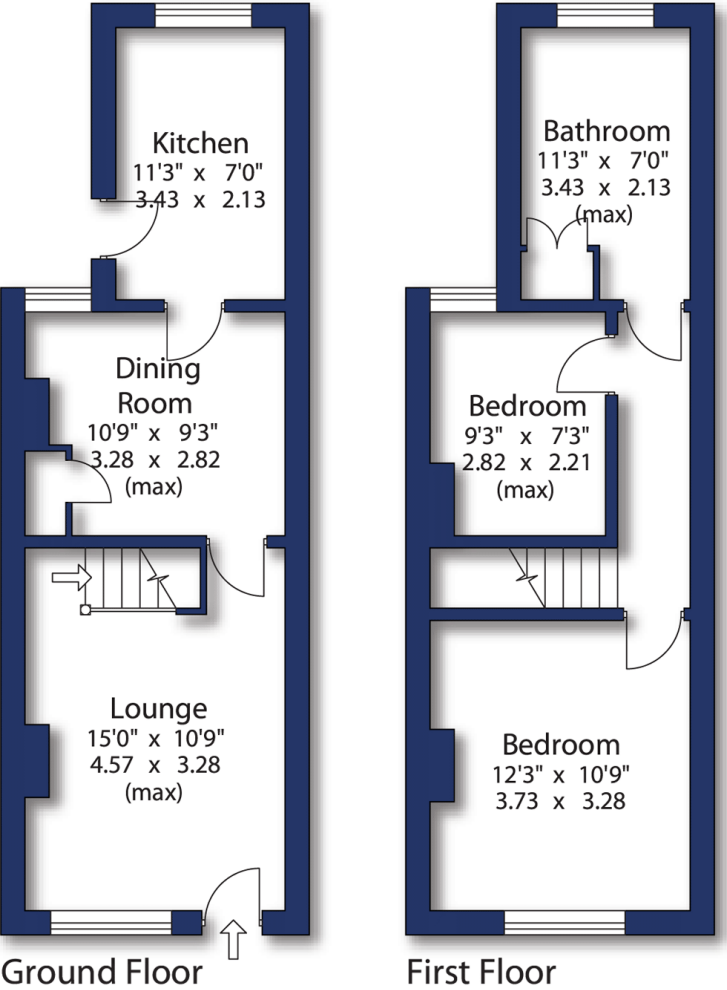
Referral fees

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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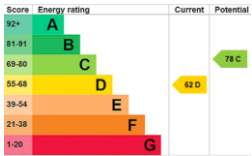


Floorplans



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