DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



9 Otley Road, East Morton, BD20 5UH

Delightfully situated within this popular village and close to open countryside is this deceptively spacious stone-built character property with a flexible layout arranged over three floors and having the advantage of both driveway parking, garden and detached garage.

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9 Otley Road, East Morton, BD20 5UH

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)



Guide Price: £450,000

Accommodation

- Stone built period home
- Four bedrooms
- Large sitting room, dining area
- Flexible family living accommodation
- Beautiful gardens with fine aspect
- Driveway parking
- Detached garage
- Sought after village location

General Remarks

Delightfully situated within an idyllic setting in this popular village location is a beautiful stone-built period home offering four-bedroom living accommodation planned over three floors. The rather unique and deceptive nature of the property offers any would-be purchaser versatile and flexible living accommodation and will almost certainly appeal to the more discerning purchaser seeking a home of distinction. The property is well presented throughout and benefits from sealed unit double-glazing, Air-conditioning unit, and gas heating. Indeed, an internal inspection is essential to appreciate the accommodation on offer.

This stone-built character property enjoys a convenient location on the edge of East Morton village and provides accommodation arranged over three floors, which includes to the ground floor: an entrance vestibule; spacious sitting room with wood burning stove; dining room at mezzanine level with spiral steps leading to the lower ground floor. To this level is the kitchen with access to the rear garden, a WC and further bedroom/reception with its own access and shower. To the first floor are three bedrooms and a house bathroom.

East Morton is a prestigious village community close to open countryside with a traditional public house, well respected primary school, recreational ground and golf course. Bingley and Keighley are approximately three miles distant, and the location is considered to be within daily commuting distance of Bradford, Leeds and many other West and North Yorkshire business centres.













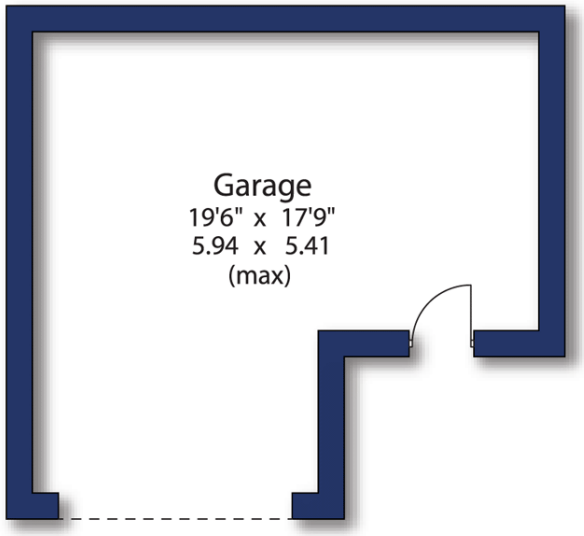


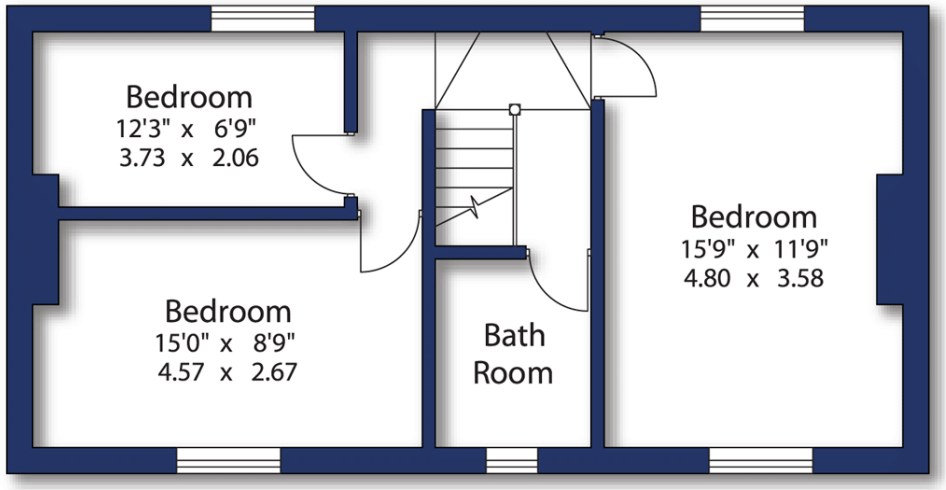




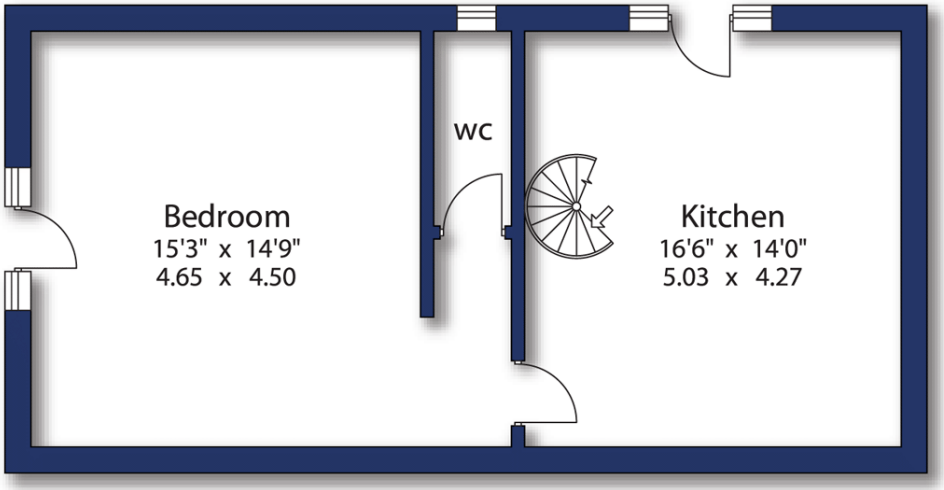


Floorplans

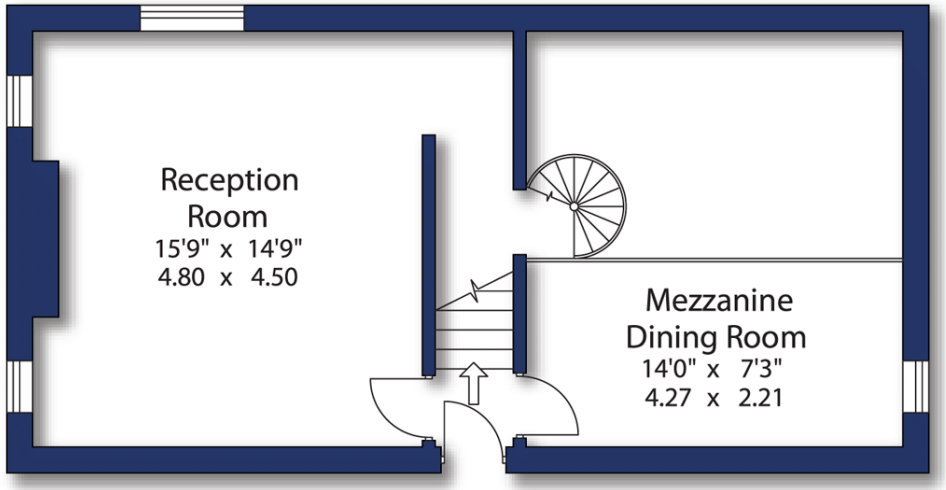




First Floor



Lower Ground Floor



Upper Ground Floor

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Directions

On entering East Morton from the east on Otley Road, the road drops down steeply and bears left climbing up towards the village. As the road being to steepen, the property will be found on the left hand side. Vehicular access to the property is found off Stepping Stones.

What3Words loud.official.workroom

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
-
-

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

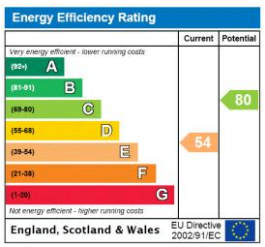
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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