DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £149,950

- NO CHAIN
- Opportunity for modernisation
- Subject to planning there is scope to extend into the attic space
- Would suit a first-time buyer, developer/investor
- Excellent location
- One bedroom stone mid-terrace
- Sitting room and Kitchen

17 Bradford Road, Otley, West Yorkshire, LS21 3EH

A charming one-bedroom mid-terrace offering an exciting opportunity for refurbishment and modernisation, ideally suited to investors, first-time buyers available with no chain.

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

dacres.co.uk







17 Bradford Road, Otley, West Yorkshire, LS21 3EH

Bradford 11 miles, Leeds 11.5 miles, Harrogate 12 miles (all distances approximate)

General remarks

Although requiring updating throughout, the property offers excellent scope to create a delightful home tailored to individual tastes and requirements. Further potential may exist for reconfiguration subject to the necessary planning permissions.

Conveniently located for the town's facilities, schools and transport links this property is situated just off Bradford Road on a little row known as 'Piper Lane'. We're also advised you can park a small car to the front leaving right of access (ask agent for details).

Arranged over two floors, to the front is a sitting room, this is a generous size with a character window and built in alcove storage units. The breakfast kitchen is to the rear and would benefit from a full refurbishment. To the first floor is a master bedroom and house bathroom.

Subject to planning consents there is scope to create a two-bedroom cottage, via modification of the bathroom. There is access to the attic from the bathroom via a pull-down ladder which provides scope to extend into the attic space, as done in neighbouring properties.

To the front the property overlooks a green which we believe is maintained by the local council and provides a pleasant outlook.

Waitrose supermarket, Westgate Primary School and Grove Hill Park are a short stroll away.

Otley town centre is within walking distance and offers a range of independent shops, cafes and restaurants as well as three national supermarkets and a central bus station. Menston Train Station is a short drive away.

With the backdrop of Otley Chevin and the River Wharfe it's an enviable location.

Directions

Leave Otley on the A659 Ilkley Road passed Waitrose, stay on this road and after a short distance bare left where the road forks into Bradford Road. The property will be seen after a short distance on the right hand side identified by our for sale board. what3words lakes.waking.quilt

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Connected to mains services
- We're also advised you can park a small car to the front leaving right of access (ask agent for details).

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

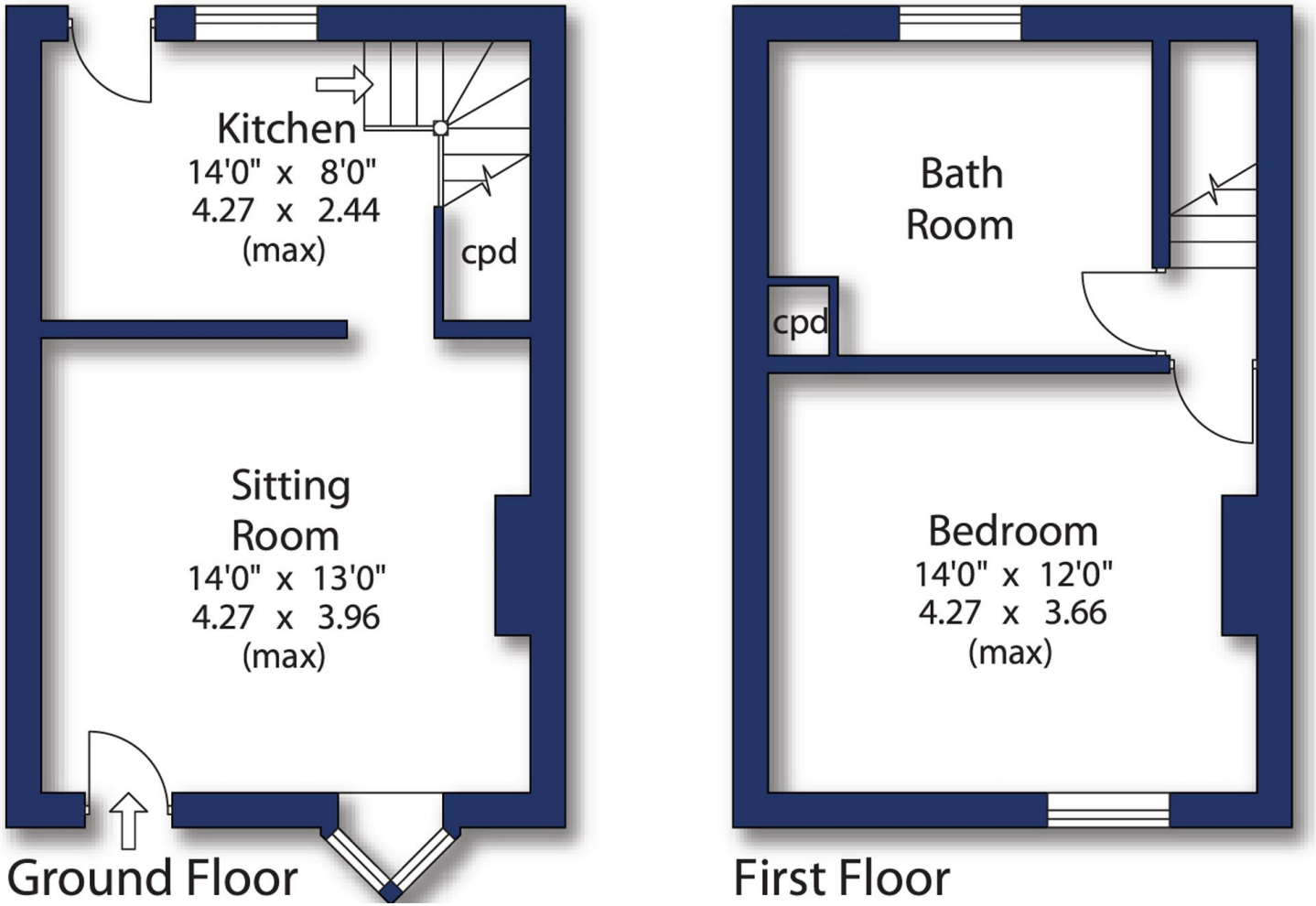
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

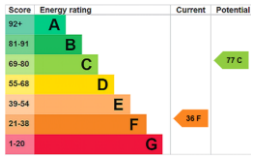
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Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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