DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



## Guide Price £259,950

- No CHAIN
- Traditional stone mid-terrace
- Period features
- Three bedrooms
- Dining kitchen
- Sitting room
- Rear garden
- Handy for All Saints Primary School
- Gas central heating and double glazing

# 14 Neville Road, Otley, West Yorkshire, LS21 1DJ

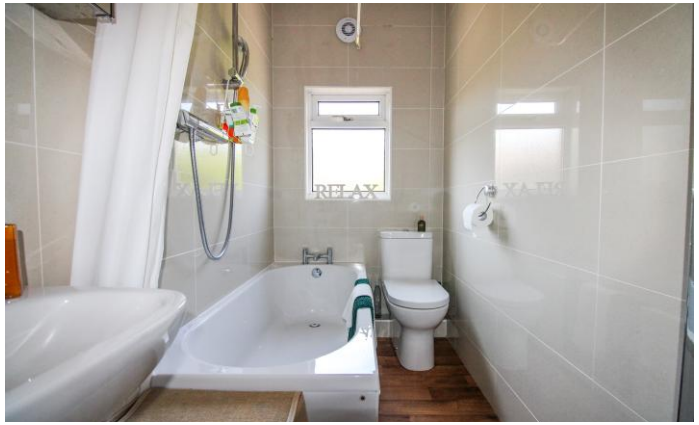
A well presented stone built mid-terrace home, arranged over three floors with three bedrooms and delightful garden to the rear is worthy of a viewing having the benefit of no onward chain.

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

dacres.co.uk







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# 14 Neville Road, Otley, West Yorkshire, LS21 1DJ

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

## General remarks

14 Neville Road is located on the fringe of the town, yet close enough to all local amenities and handy for All Saints Primary School.

A well presented traditional period stone mid-terrace arranged over three floors this home is available with no chain and presents an opportunity for a first-time buyer, couple or family.

To the ground floor is a cosy sitting room with period cast iron fireplace, in keeping with the age of the property. The dining kitchen can be found to the rear of the property and is a timeless shaker style with wooden worktops, there is also a useful cupboard/pantry ideal for storage.

To the first floor are two double bedrooms, one with fitted wardrobes and a smart house bathroom. To the upper floor is a further bedroom with two large velux windows allowing lots of natural light. This room is a good size and currently divided into a sleeping and study/chill out area. You will also find under eaves storage space.

Outside to the rear is a lovely westerly facing garden area, currently decked it provides a space to relax and entertain and has the benefit of outside storage. All mains services are installed to include double glazing and gas central heating.

The house sits on the south eastern fringe of Otley and is within walking distance of the towns facilities where you will find a good selection of independent shops, cafes and restaurants and bars as well as three national supermarkets to include Waitrose, Asda and Sainsburys.

There is a central bus station with services to Leeds, Bradford and Harrogate, and in addition, a railway service at nearby Menston offering main line links. For those travelling further afield, Leeds/Bradford International Airport is at nearby Yeadon.

## Directions

From our offices proceed left on Bondgate, following the road round onto Gay Lane. The road then sweeps left and onto Leeds Road, and Neville Road will be found after a few hundred yards on the left hand side with No. 14 identified by our For Sale board.
what3words tinkle.inflates.frostbite

## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B
- Conservation area

## Tenure, Services & Parking

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

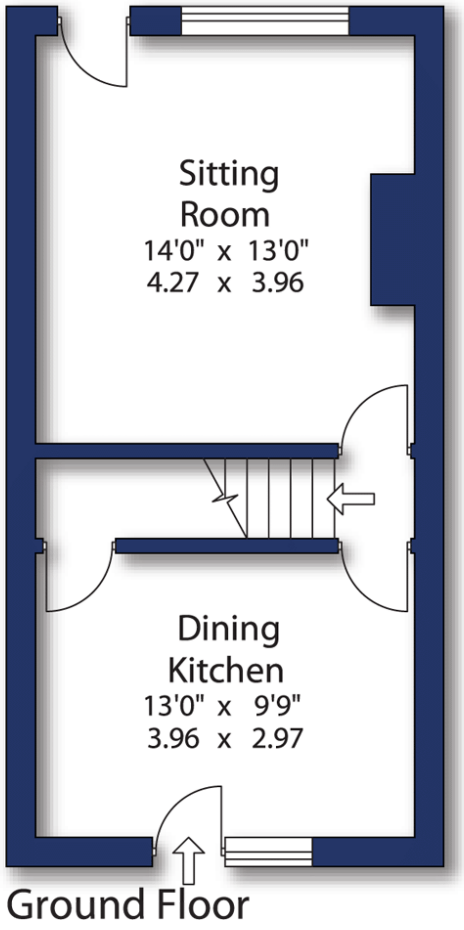
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: OTL260150 – HCJ/CAN/22.09.2026(3)

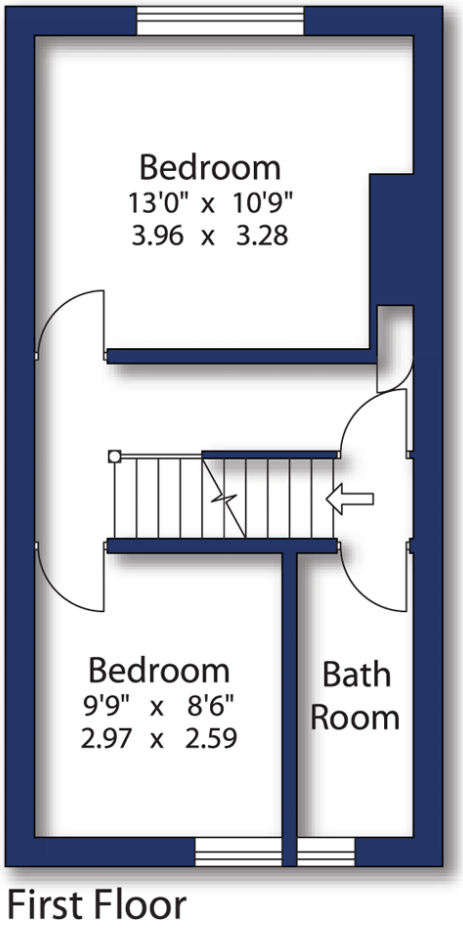




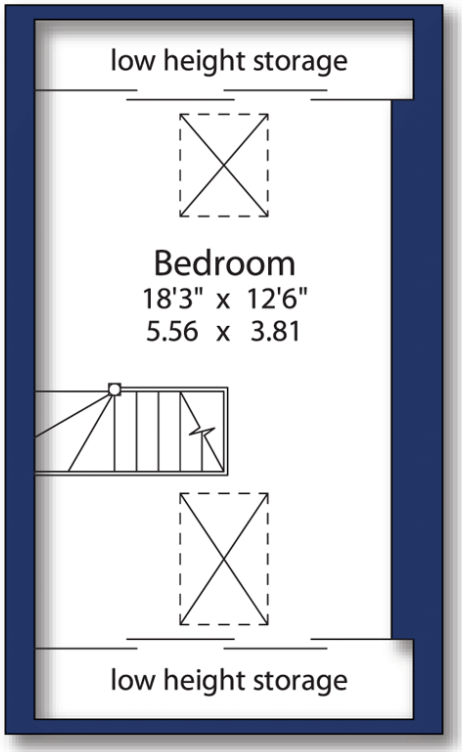
## Floorplans




Ground Floor




First Floor




Second Floor

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