DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



3 Richmond Terrace, Otley, West Yorkshire, LS21 3JX

Available with no chain an impeccably presented and extended, mature two-bedroom semi-detached property, with front and rear gardens situated in a lovely tree lined cul-de-sac conveniently close to Otley centre.

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West Yorkshire, LS21 3AB
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3 Richmond Terrace, Otley, West Yorkshire, LS21 3JX

Menston Station: 3 miles, Bradford 11 miles, Leeds 11.5 miles, Harrogate 12 miles (all distances approximate)

Guide Price: £255,000

- Beautifully presented from to top to bottom
- Sitting room, dining area and fitted kitchen
- Two double bedrooms and house bathroom
- Mains services and sealed unit double glazing
- Charming, enclosed, easily managed gardens
- Discreet yet convenient cul de sac location







General remarks

3 Richmond Terrace is a very smart, two bedroomed semi-detached property with part stone and part-rendered elevations.

Under our clients' ownership a program of improvement have taken place as the photographs show and the house is delightfully presented throughout and benefits from a useful cellar for storage.

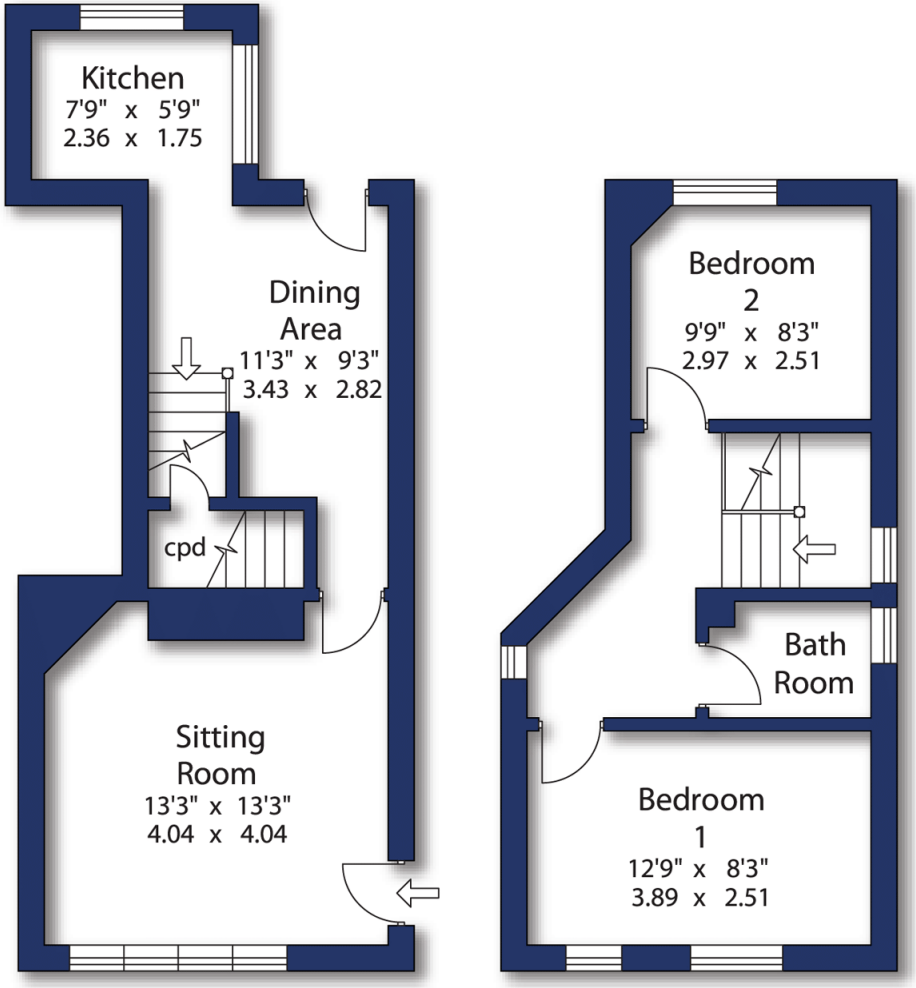
To the ground floor is a sitting room and dining area with a kitchen extension, as well as two first floor bedrooms and a smart house bathroom. There are small gardens to the front and a larger enclosed level area to the rear.

All mains services are installed including gas-fired central heating as well as sealed unit double glazing and feature wood burning stove.

This mature property is conveniently set only a few minutes' walk from the town's central amenities as well as giving easy access to the main artery roads for those commuting to the business centres of Leeds, Bradford, Harrogate and surrounding areas.

The train station at Menston is a short drive away, as well as Leeds/ Bradford International Airport at nearby Yeadon. The property also enjoys a very sought after location being within reasonable walking distance of Waitrose and into the centre of the town.

Floorplans

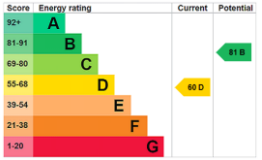


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Contact us

01943 463321

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Directions

From Otley centre, take the westerly A659 Bradford Road. Continue past Waitrose and Granville Mount where Richmond Terrace will be seen as the next turning on the left hand side. Take this turning and the property will be seen after a short distance on the left hand side identified by a Dacre Son and Hartley for sale board. What3Words bombshell.brothers.booster

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating, double glazing and wood burning stove
- On street

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: CSC222922/TJU/HCJ/24.07.26 (1)