



Guide Price £285,000

- Character Edwardian brick built property
- Three bedroom semi detached home
- Open plan living area plus study/playroom
- Smart fitted kitchen with appliances
- Three first floor bedrooms, en-suite and bathroom
- Courtyard gardens
- Great location close to schools, transport links and shops

Redlands Cottage, Billams Hill, Otley, West Yorkshire, LS21 2DZ

An interesting Edwardian three bedroom semi-detached home having a blend of contemporary and period features with modern services and an enclosed courtyard garden, discreetly positioned only a short distance from the River Wharfe, local schools and Otley's array of central amenities.

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

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Redlands Cottage, Billams Hill, Otley, West Yorkshire, LS21 2DZ

Harrogate 13 miles, Skipton 15 miles, Leeds 12 miles (all distances approximate)

General remarks

Redlands Cottage is an individual semi-detached property built with part brick and rendered elevation set under a pitched roof.

As the photographs show there is a pleasing blend of traditional and contemporary design with up-to-date services modern kitchen, bathroom, fittings and decor.

To the ground floor is a hallway and open plan living area with the aforementioned kitchen and a study/playroom, whilst to the upper storey are three bedrooms of varying sizes including one with en-suite facilities and a house bathroom. There is an enclosed and low maintenance courtyard garden.

The property sits discreetly off Billams Hill, a short distance from the River Wharfe and Otley's thriving historical centre.

The town offers a wide range of amenities, shops, supermarkets and traditional pubs and benefits from some well regarded schools for all ages, including Prince Henry's Grammar School.

The town's central bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition there is a railway station at nearby Menston offering mainline links.

For those travelling further afield, Leeds Bradford International Airport is a short drive away.

Directions

From our offices turn right down Kirkgate and through the traffic lights leading to Bridge Street and crossing the River Wharfe. Take the first turning on the left into Newall Mount and take the first turning on the right where the property will be seen after a short distance on the right-hand side identified by our for sale board. what3words belief.occurs.batches

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services including gas heating, double glazing and a wood burning stove
- 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.

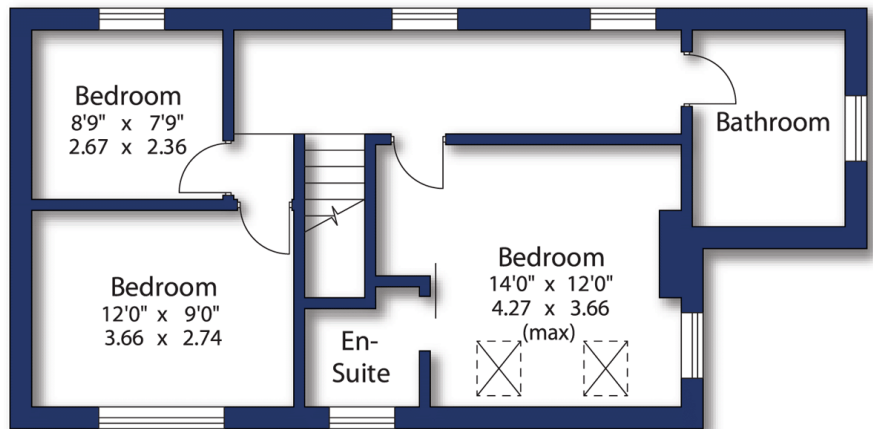
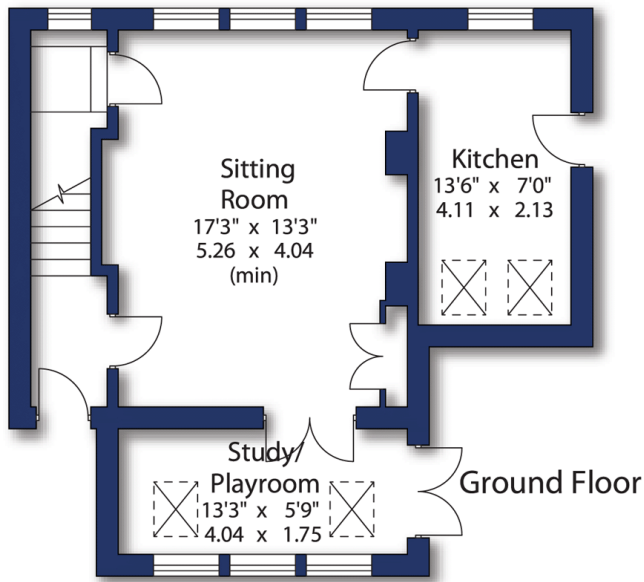
Referral fees

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.

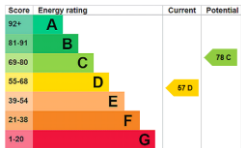
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Floorplans



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Contact us

01943 463321

otley@dacres.co.uk