



Guide Price £225,000

- NO ONWARD CHAIN
- Mid-terrace stone built cottage
- Period features including exposed stone
- Sitting room with feature fireplace and woodburner
- Two bedrooms
- Garden to the front
- Small yard to the rear
- Within walking distance of the town
- Short drive from Menston Train Station

Lavender Cottage, 87 Bradford Road, Otley, West Yorkshire, LS21 3JT

Available with no onward chain we're pleased to offer Lavender Cottage to the market, a two bedroom mid-terrace cottage with garden to the front and very useful utility area to the ground floor and yard to the rear.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB

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Lavender Cottage

87 Bradford Road, Otley, LS21 3JT

Menston station 1.2 miles, Bradford 9 miles, Leeds 12 miles, Harrogate 13 miles (all distances approximate)

General remarks

87 Bradford Road is a delightful two bedroom mid-terrace cottage benefitting from a southerly facing garden area to the front and views towards Otley Chevin.

The property sits on a popular row of cottages and is ideally located for Westgate Primary School, Waitrose, Grove Hill Park and short walk down to the River Wharfe where you can enjoy riverside walks.

To the ground floor is a pleasant sitting room with stone fireplace and woodburning stove and open staircase to the first floor. The kitchen has a good range of units and integrated appliances and space for a small dining table. There is also a very useful utility room which has plumbing for a washing machine and provides additional storage. To the first floor are two bedrooms, one with fitted wardrobes and a smart house bathroom.

All mains services are installed and include gas central heating.

The property enjoys a most sought-after location within reasonable walking distance of Waitrose supermarket and into the centre of town. Otley's historic town centre offers extensive shopping and recreational facilities with good local schooling nearby.

Otley is strategically located by road into Yorkshire's key commercial centres including Leeds, Bradford, Harrogate and York. There is Leeds Bradford International Airport at nearby Yeadon and a railway station at nearby Menston.

Directions

From Otley centre turn left at the traffic lights onto Westgate. Continue onto Bradford Road where number 87 will be found on the right hand side identified by a Dacre, Son and Hartley for sale board. what3words blink.losing.bits

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services, gas central heating and 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.

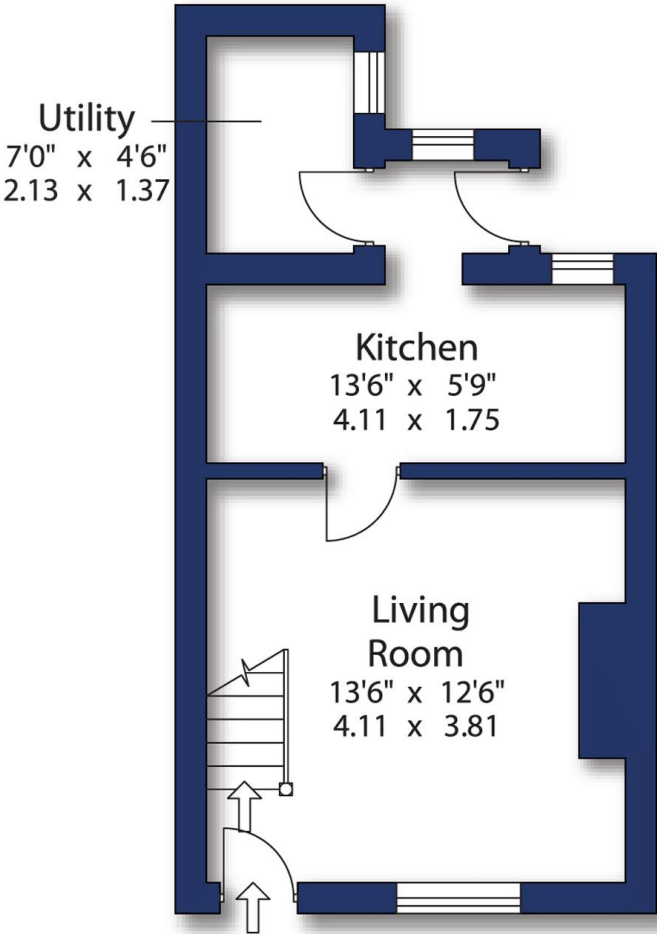
Referral fees

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.

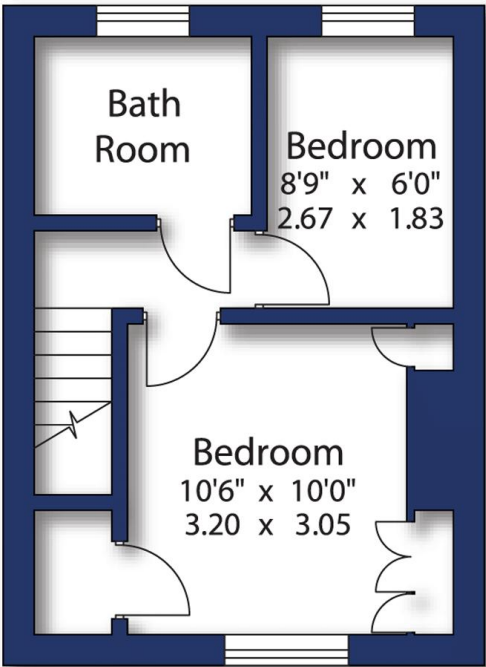
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Floorplans

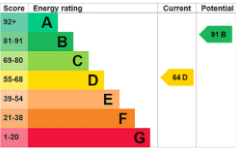


Ground Floor



First Floor

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