DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £220,000

- NO ONWARD CHAIN
- End-terrace
- Kitchen and living room
- Two bedrooms
- Ample parking
- Rear garden and patio area
- Substantial timber garden shed for additional storage
- Gas central heating and double glazing
- Popular residential area close to local schools

42 Northwell Gate, Otley, West Yorkshire, LS21 2DN

An ideal opportunity for a first-time buyer to purchase this pleasant two-bedroom end-terrace home located within this popular residential area with ample parking and garden / patio area to the rear.

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

dacres.co.uk







42 Northwell Gate, Otley, West Yorkshire, LS21 2DN

Leeds 12.5 miles, Harrogate 11 miles, Bradford 11 miles (all distances approximate)

General remarks

Located within this popular residential area, No. 42 Northwell Gate provides an opportunity for someone looking for their first home or an investment property with the benefit of no onward chain.

To the ground floor is a sitting room with wood burning stove which is a lovely feature, the kitchen is smartly fitted and has space for a small dining table if desired. There is also a very useful pantry area under the stairs which is currently used as storage and utility area with plumbing for a washing machine. To the first floor are two double bedrooms and smart shower room.

Outside to the front is a useful parking area for a couple of cars and to the rear is a pleasant garden with raised patio area, perfect for entertaining or relaxing.

Otley has a thriving town centre with three national supermarkets and well-regarded independent shops and is strategically located for comfortable daily travelling into the surrounding business centres of Leeds, Bradford, Harrogate and York.

Local schools can be easily reached on foot to include Ashfield Primary School and Prince Henrys Grammar School.

All mains services - Gas central heating and double glazing.

Directions

From the Dacre, Son & Hartley office, head down Kirkgate and at the traffic lights continue straight on and follow the road around to the right, then bear left onto Bridge Street over the bridge and up Billams Hill. Turn left onto Weston Lane then take the second turning right onto Weston Drive. Eventually turn right onto Northwell Gate and the property can be found on the left identified by our For Sale Board. what3words: thankful.anchorman.hillsides

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services. Double glazing. Wood Burning Stove. Gas Central Heating.
- Driveway 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. 42 Northwell Gate is a non-standard construction

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

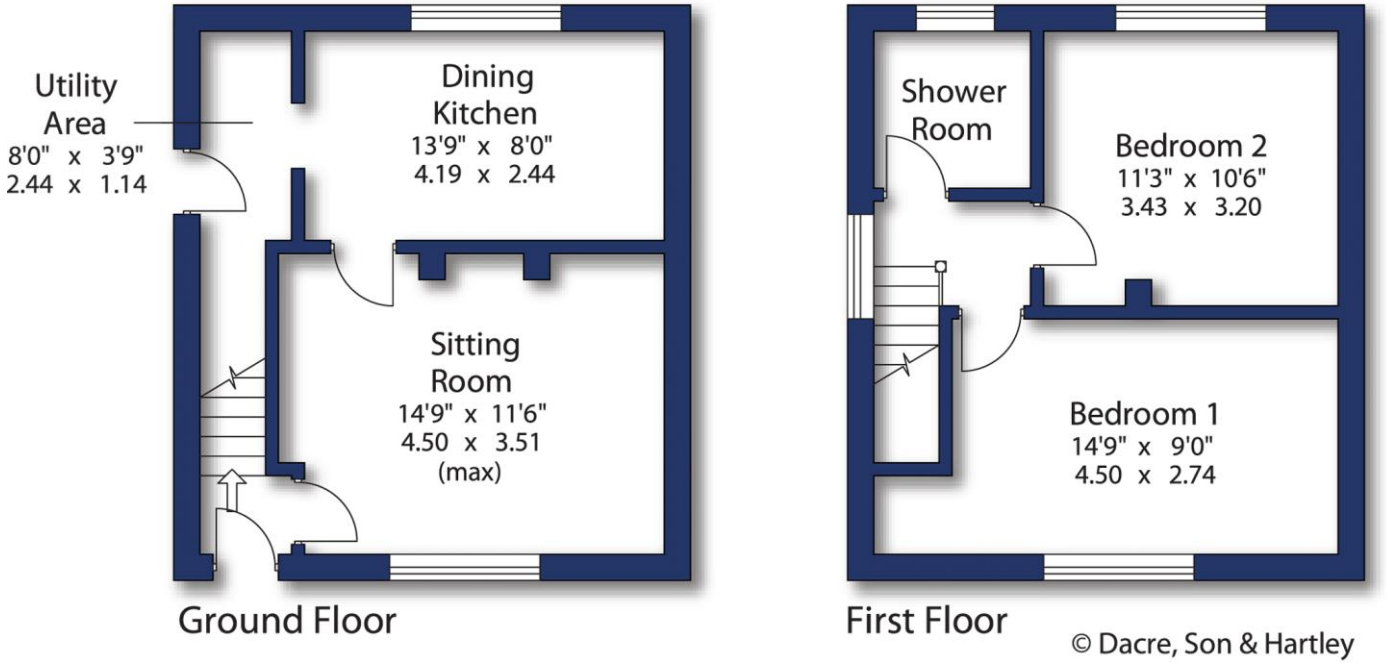
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

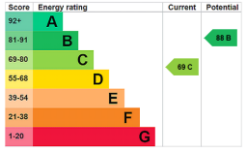
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Floorplans





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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