DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £299,950

- No onward chain
- Living space over three storeys
- Lounge, fitted kitchen and downstairs WC
- Two first floor bedrooms and house bathroom
- Second floor bedroom with en-suite and dressing room/study
- Pleasant enclosed paved gardens to the rear
- Single garage and parking nearby
- Close to Otley town centre facilities and open countryside

3 Wharfe Court, Otley, West Yorkshire, LS21 3BF

For sale with no onward chain, a smartly presented and well planned three bedroom/three storey end townhouse with parking and garage nearby having pleasant easily managed, enclosed gardens in this popular and convenient location on the fringe of Otley centre.

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

dacres.co.uk







3 Wharfe Court, Otley
West Yorkshire, LS21 3BF

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

General remarks

An internal inspection of this modern property is recommended to appreciate the excellent design of this three-story house.

To the ground floor is a useful hallway, downstairs WC and a smartly fitted kitchen with several appliances, a substantial lounge with useful store cupboard and patio doors opening onto the rear garden. To the middle storey are two bedrooms and house bathroom whilst to the second floor is the master bedroom suite with walk in wardrobe/study and en-suite facilities. Outside is parking for one car and a useful garage.

This property benefits from all main services, gas fired central heating, sealed unit double glazing and a security system.

Wharfe Court is situated close to Otley centre. The town has a thriving and wide range of amenities including quality shops, several supermarkets, public houses, restaurants and other leisure facilities. It also abuts some superb local countryside with Otley Chevin on the doorstep.

There are several primary schools close to hand, and the highly regarded Prince Henry's Grammar School is situated across the river.

The town has excellent communications to Leeds, Bradford and Harrogate which are within comfortable daily travelling distance, either by car, bus or nearby railway services.

For those who wish to travel further afield Leeds/Bradford International Airport is only a short distance away.

Directions

From our office proceed left out of town following the road round onto Gay Lane and then in turn continue until it becomes Leeds Road. Wharfe Court is then situated on the right-hand side after a couple of hundred yards. The property can be identified by a Dacre, Son & Hartley for sale board on the left-hand side, identified by our for-sale board. **what3words** oatmeal.duties.shorthand

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services, gas central heating, sealed unit double glazing and security system
- Off street parking and garage
-

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 £26.10 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

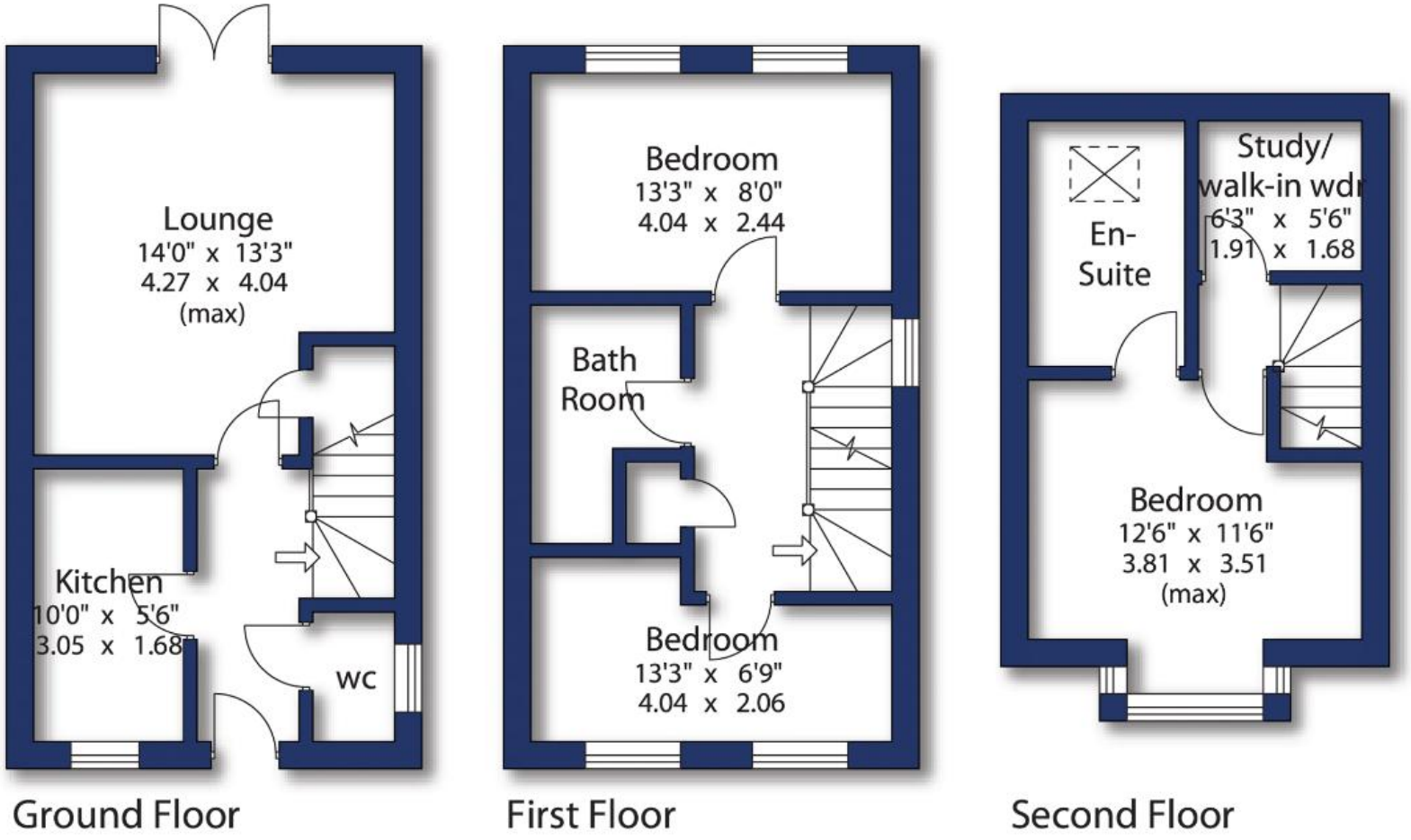
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: OTL250180/TJU/HCJ/13.07.26(2)

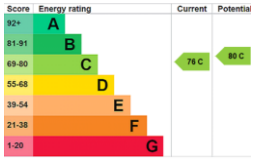




Floorplans



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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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