DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £300,000

- Stone built mid-terrace
- Arranged over four floors
- Two ground floor reception rooms
- Smart dining kitchen
- First floor sitting room/bedroom
- Two upper floor bedrooms
- Upper floor shower room
- Basement bedroom/bathroom
- Outside rear cobbled yard area
- Centrally located position

9 Walkergate, Otley, West Yorkshire, LS21 1HB

A centrally located substantial stone built mid-terrace property arranged over four floors with three/four bedrooms, two reception rooms, two bathrooms and outside space to the rear.

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dacres.co.uk







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9 Walkergate, Otley, West Yorkshire, LS21 1HB

Harrogate 12 miles, Skipton 17 miles, Leeds 12 miles (all distances approximate)

General remarks

9 Walkergate is a lovely family home, centrally located it offers versatile accommodation arranged over four floors and would suit several types of buyers.

To the ground floor are two generous reception rooms. To the front is a sitting room with open fire and to the rear is a further reception room with feature exposed stone inglenook fire surround. The inner hallway provides direct access to the rear yard whilst providing a useful area for coats and shoe storage.

To the first floor is a smart dining kitchen with a range of integrated appliances. The sitting room is a generous size and previously has been used as a bedroom.

To the upper floor are two further bedrooms and smart shower room. To the lower ground floor the basement benefits from a bedroom and bathroom.

Outside to the rear is a pleasant yard perfect for entertaining or relaxing with shared access for neighbouring properties. Parking is on street only and there is a free car park opposite.

Otley itself is an historic, active market town set on the banks of the River Wharfe. The town is surrounded by attractive countryside yet close to Leeds, Bradford and Harrogate.

The town centre offers a wide variety of excellent schools, shops, pubs, restaurants and is ideally placed for comfortable daily commuting to the surrounding business centres of both North and West Yorkshire.

There is the Leeds/Bradford International Airport situated at Yeadon and the railway station with mainline links at nearby Menston.

Directions

On leaving Otley town centre along Bondgate, turn left into Charles Street and then turn right at the junction onto Walkergate where No.9 can be seen on the left identified by our For Sale Board. what3words: sues.calls.jets

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services. Double Glazing. Open Fire
- 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

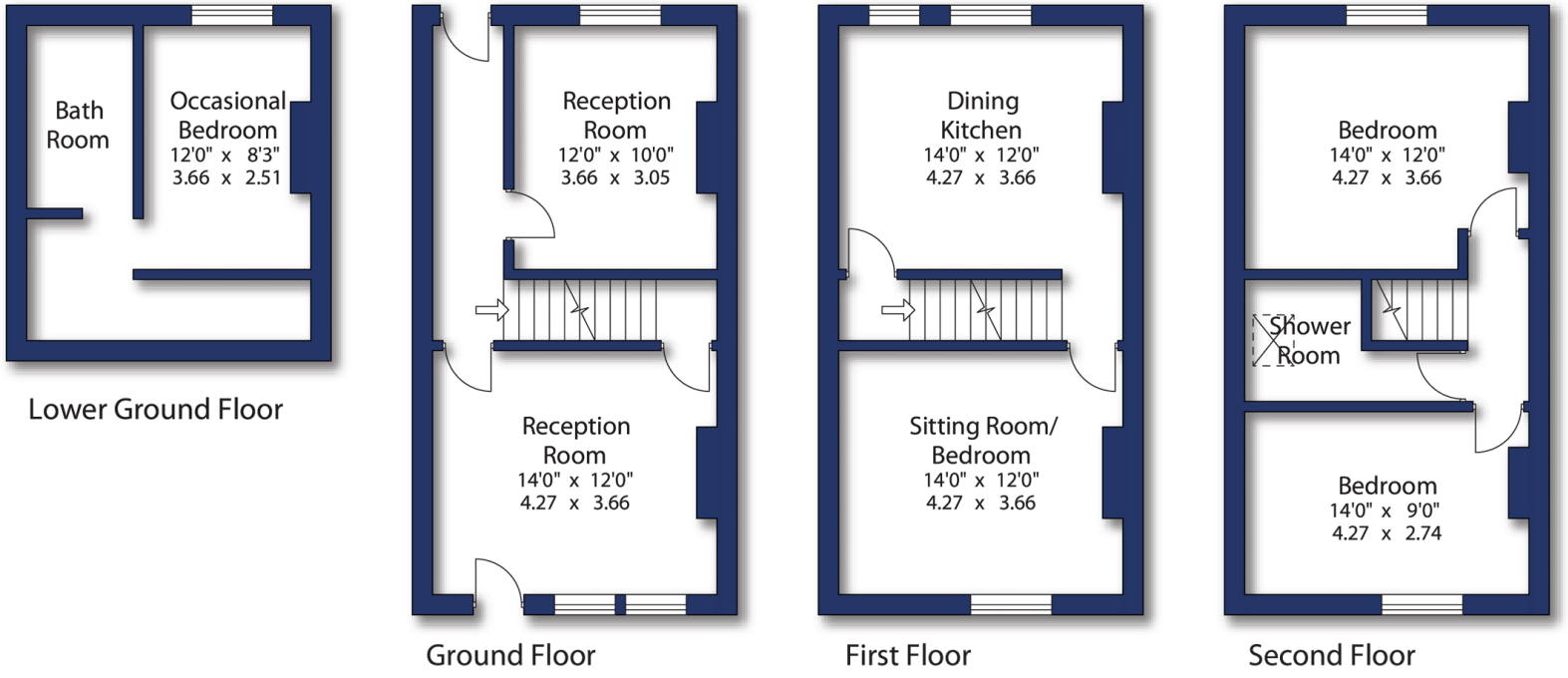
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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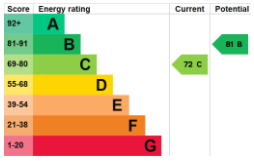




Floorplans



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