DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £350,000

- Available with no onward chain
- Detached
- Requires modernisation
- Spacious living/dining room
- Fitted Kitchen
- Four bedrooms
- Bathroom separate WC
- Garage and WC
- Gardens and ample parking
- Popular residential area
- Ideally located for local schooling

49 The Whartons, Otley, West Yorkshire, LS21 2AG

Available with no onward chain this spacious four-bedroom detached home presents an exciting opportunity for those looking for a property they can truly make their own with gardens, ample parking and garage.

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







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49 The Whartons, Otley, West Yorkshire, LS21 2AG

Harrogate 10.5, Bradford 11, Leeds 12 miles (all distances approximate) (all distances approximate)

General remarks

49 The Whartons is located on the Northern fringe of Otley occupying a slightly elevated corner position with far reaching views towards Otley Chevin.

Now in need of some updating this home has been in the same family from 'new' and much loved but now it's ready for new owners to make it their own.

To the ground floor is a light and airy reception hall, sitting room with dining area and fitted kitchen with a range of wall and base units. To the upper floor are four bedrooms of varying sizes, one with access to a useful storage space with natural light. There is a house bathroom and separate WC.

Outside to the rear is a downstairs/outside WC and access to the single garage which has power.

There is a pleasant garden area, driveway providing ample parking with carport and single garage.

The property is fully double glazed, the heating system is electric warm air heating. A combination boiler is installed and all mains services.

The property enjoys a great location with The Whartons Primary School and Prince Henry's Grammar School close by, local shops are also located within easy reach, whilst Otley's centre has excellent shopping amenities including Waitrose, Sainsbury's and Asda supermarkets.

Many recreational facilities are available, and the central bus station has a regular service to nearby Menston train station for access to Leeds, Bradford and Ilkley. Leeds, Bradford, Harrogate and York are within comfortable daily travelling distance and Leeds Bradford International Airport is at nearby Yeadon.

Directions

Leave the centre of Otley in a northerly direction crossing the River Wharfe. Proceed past the hospital towards the edge of town turning right onto The Gills. Turn left onto The Whartons and the property will be seen on the left hand side. what3words lectured.dissolve.ventures

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services. Warm Air Heating System. Double Glazing
- Single garage, driveway with carport

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

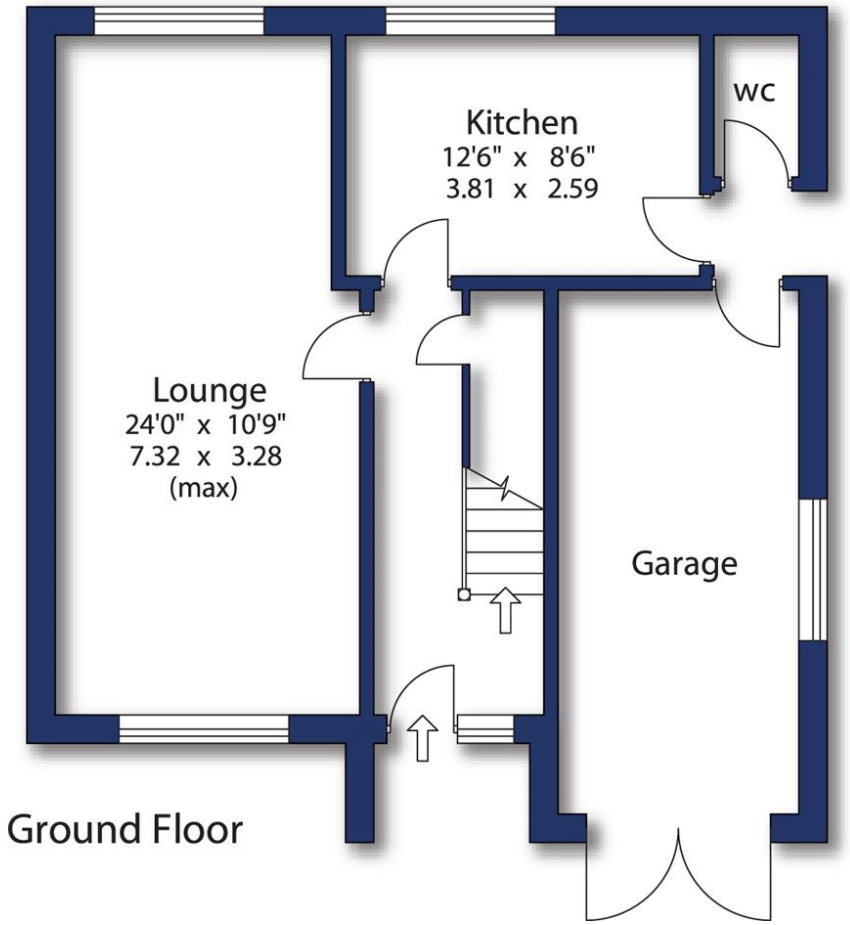
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

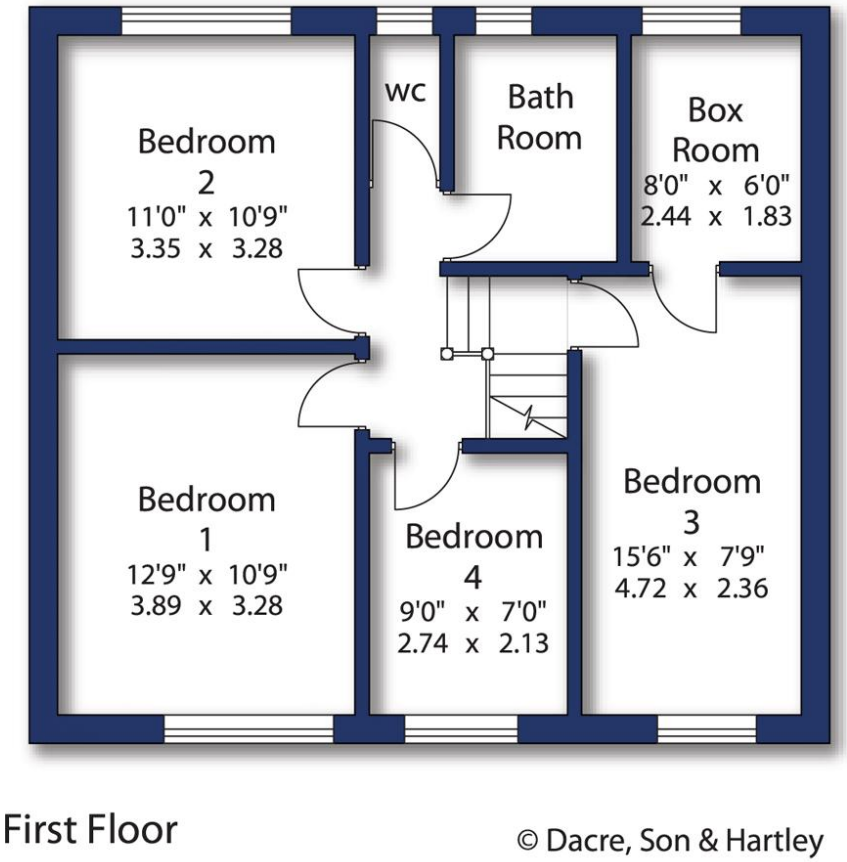
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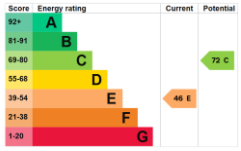


Floorplans





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