DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £245,000

- Stone built mid-terrace
- Three bedrooms
- Sitting room with dining area
- Woodburning stove
- Downstairs WC and shower room
- Useful cellar/utility
- Rear yard
- Well-presented throughout
- Centrally located
- Viewing highly recommended

9 Wesley Street, Otley, West Yorkshire, LS21 1AZ

A recently improved and smartly presented, three-bedroom, mid-terrace home with useful cellar/utility and enclosed yard to the rear centrally located for all of Otley's wide array of amenities.

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

General remarks

Located in the heart of the town and a stone's throw away from the central bus station we're pleased to offer this deceptively spacious three-bedroom mid terrace home which is well presented throughout.

To the ground floor is a useful porch area, currently used to store coats and shoes, a generous living room with space for a dining table and a recently installed wood burning stove creating a focal point to the room. The kitchen is smart with a range of wall and base units, plumbing for a washing machine and integrated fridge and freezer. This property benefits from a ground floor WC/shower room and spacious cellar which is currently used as a studio and utility area.

To the first floor are two bedrooms, one with built in cupboards and smart house bathroom with stairs leading to the second floor where you'll find a double bedroom with dormer window and bespoke built under eaves storage cupboards and exposed stonework.

Outside is an enclosed patio area to the rear where you can sit out.

The house is centrally located in the heart of Otley's thriving town centre with its extensive shopping facilities, supermarkets, pubs, recreational and educational facilities.

Otley sits along with River Wharfe, in the valley with Otley Chevin forming beautiful landscape. The town is ideal for daily driving into the surrounding business centres of North and West Yorkshire and to the Leeds/Bradford International Airport at Yeadon. There is a railway station at nearby Menston offering mainline links.

Directions

From the agents Otley office travelling in an Easterly direction along Bondgate and take the second left onto Crossgate. Continue straight on at the traffic lights whereupon the property will be seen on the right hand side after a short distance and can be identified by our For Sale Board. what3words gobbles.mills.handy

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. Gas Central Heating. Woodburning Stove
- On street

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

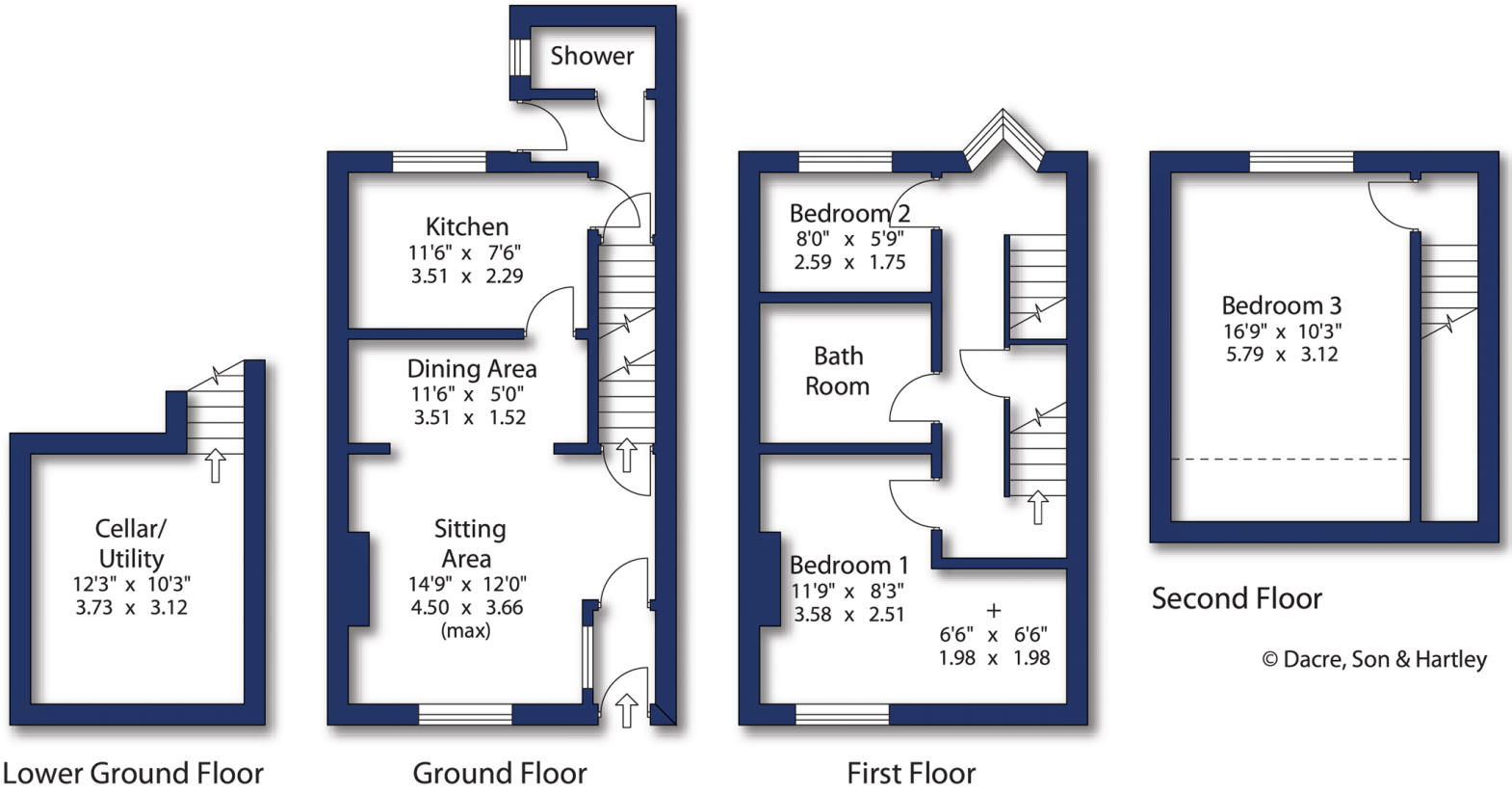
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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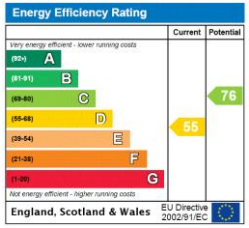




Floorplans



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