DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £300,000

- Stone built end-terrace
- Arranged over four floors
- Three bedrooms
- Two reception rooms
- Useful porch extension
- Cellar for storage
- Wood burning stove
- Period features
- Centrally located
- All mains services
- Outside patio area

18 Granville Mount, Otley, West Yorkshire, LS21 3DZ

We're pleased to offer this substantial three-bedroom end-terrace property to the market, arranged over four floors to include a useful cellar for storage, outside patio area and located within walking distance of the town.

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

dacres.co.uk







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18 Granville Mount, Otley, West Yorkshire, LS21 3DZ

Bradford 9.5 miles, Harrogate 11.5 miles, Leeds 12.5 miles (all distances approximate)

General remarks

18 Granville Mount is a substantial three-bedroom end terrace property ideally located for all the town's amenities.

The property offers accommodation arranged over three floors to include a spacious sitting room with exposed wooden floorboards and wood burning stove. The kitchen is a good size and offers a range of storage units, range cooker and plumbing for a washing machine. There is access to the cellar which is currently used for storage. To the rear there is a handy porch extension, perfect for shoes and coats etc with a stable door leading to the rear.

To the first floor is a double bedroom and large bathroom which includes a separate shower cubicle and to the upper floor are two further bedrooms with far reaching views over the rooftops.

Outside to the rear is a pleasant patio area ideal for relaxing.

The property is situated in a quiet yet central location close to the centre of this popular market town.

Otley lies in attractive countryside in Mid-Wharfedale at the centre of the rural tringle between Leeds, Harrogate and Bradford and immediately to the town's south is the famous Otley Chevin. Highly regarded primary schools and the very successful Prince Henry's Grammar School are found within the town together with a lovely mix of popular branded stores, supermarkets and independently run shops.

For the commuter the West Yorkshire conurbations of Leeds, Bradford, York and Harrogate are readily accessible with international travel available from nearby Leeds Bradford International Airport.

Directions

From our office turn right onto Burras Lane, follow the road up and just after Waitrose turn right onto Granville Mount where No.18 can be found on the left hand side identified by our For Sale Board. what3words galaxies.explores.clinking

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently C
- Conservation area

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating, double glazing and wood burner
- 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

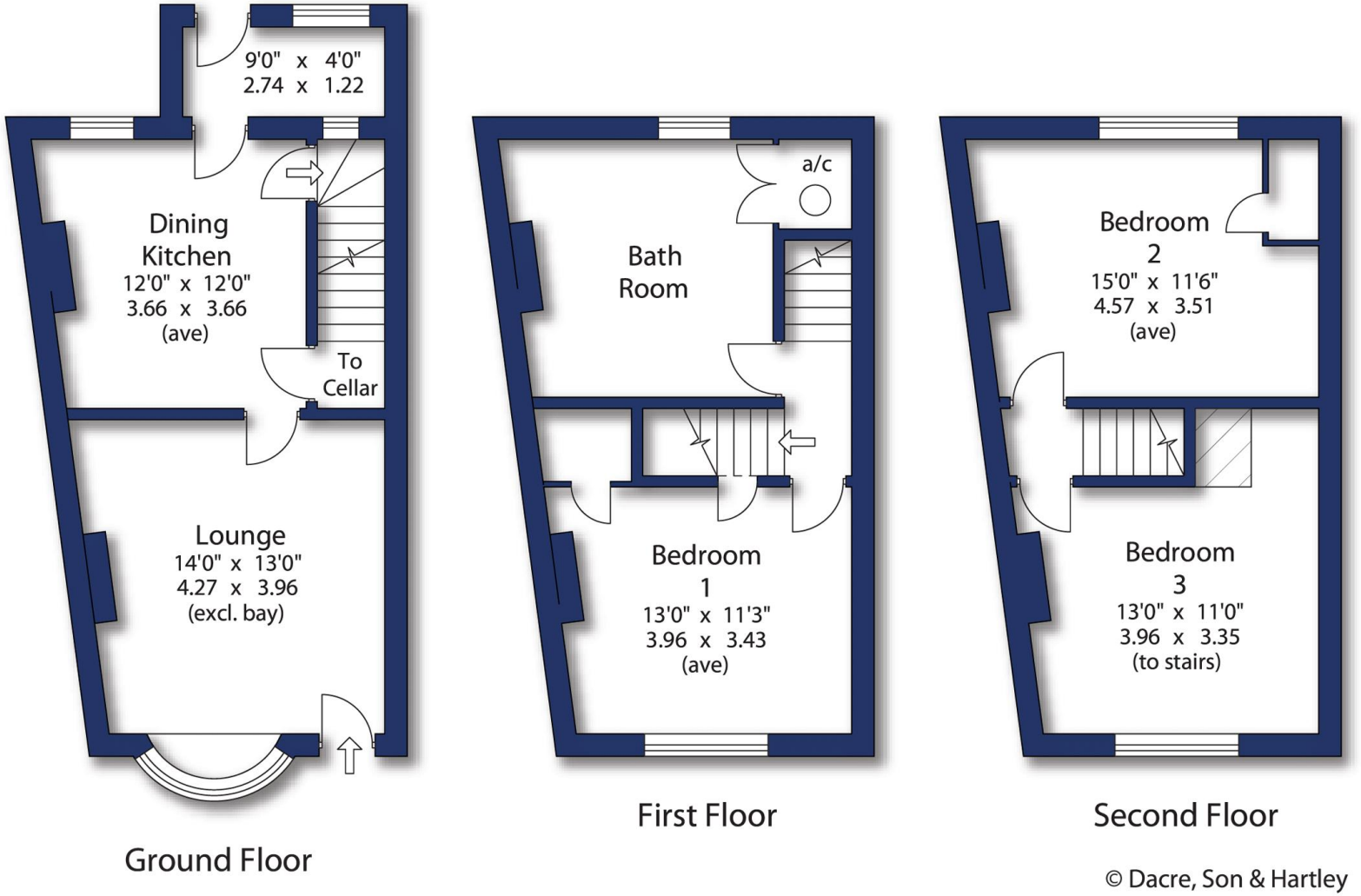
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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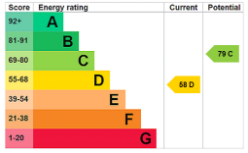




Floorplans



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Contact us
01943 463321
otley@dacres.co.uk