



HUNTERS[®]

HERE TO GET *you* THERE



Guycroft, Otley, LS21

£275,000

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A late Victorian stone built two bedroom mid terrace house with a versatile attic room and cellar is close to Otley town centre and all its amenities. Set over four floors, the accommodation briefly comprises, to the ground floor:- a breakfast kitchen, living / dining room, and storage cupboard. To the first floor, there are two of the bedrooms and the bathroom, and to the second floor, there is a spacious attic room. The cellar offers ample storage space. There is driveway to the front of the property offering off street parking and to the rear there is a courtyard garden.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

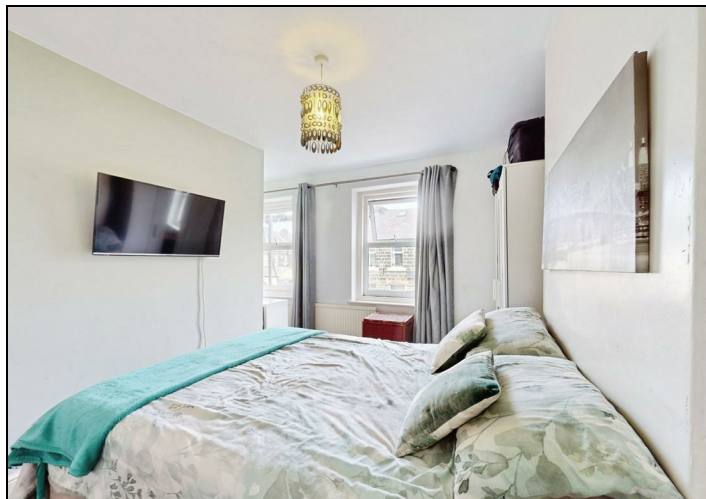
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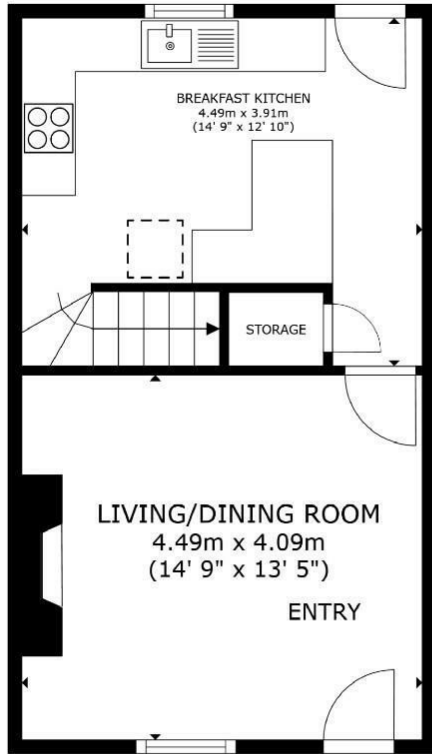
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

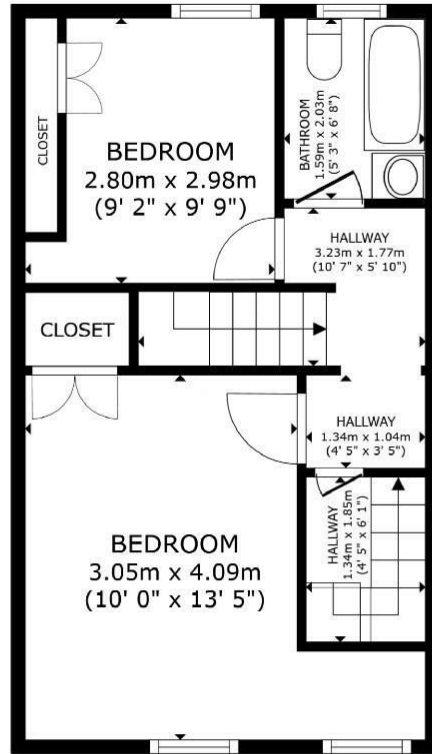
- TWO BEDROOM MID TERRACE HOUSE
- SET OVER FOUR FLOORS (INC THE CELLAR)
- OFF STREET PARKING & REAR GARDEN
 - BREAKFAST KITCHEN
 - LIVING / DINING ROOM
 - VERSATILE ATTIC ROOM
- CLOSE TO OTLEY TOWN CENTRE
 - EPC RATING E



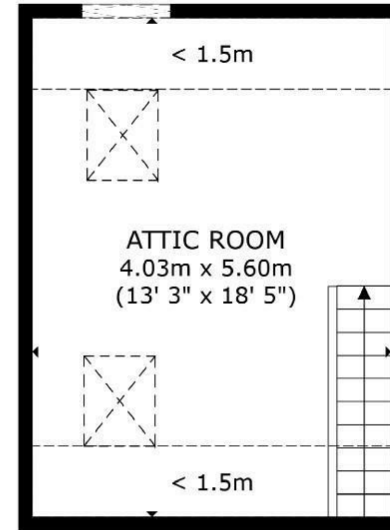




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 36.4 m² (392 sq.ft.) FLOOR 2 36.4 m² (392 sq.ft.) FLOOR 3 16.1 m² (174 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 6.5 m² (69 sq.ft.)
 TOTAL : 88.9 m² (957 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley office on Kirkgate in the centre of Otley, proceed along Kirkgate towards the market place. Turn left onto Westgate and follow the road along, and before Waitrose supermarket on the left hand side take a right down Guycroft and the property is located on the right hand side of the road on the first row of terraced houses which runs perpendicular to the Guycroft.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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