



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Orchard Street, Otley, LS21

£200,000



A unique and charming characterful home tucked away on a quiet street yet just minutes away from Otley's town centre and all its amenities. The property is a two bedroom back to back stone terrace set across four floors. The ground floor living room is inviting with beautiful stone flagged flooring and steps leading to the basement where there is a generous and practical kitchen. Upstairs, the layout is refreshingly open, to the first floor there is a double bedroom with a house bathroom and a second double bedroom is on the top floor. Outside there is a small courtyard style garden and on street parking. Overall this is a great opportunity for anyone looking to buy in a sought after location and with the significant benefit of NO ONWARDS CHAIN.

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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



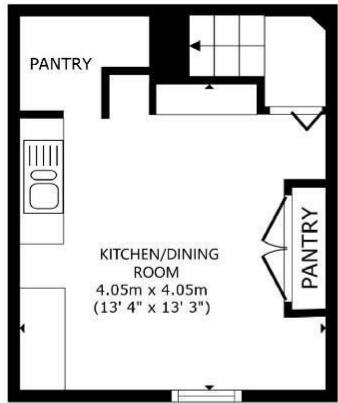
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

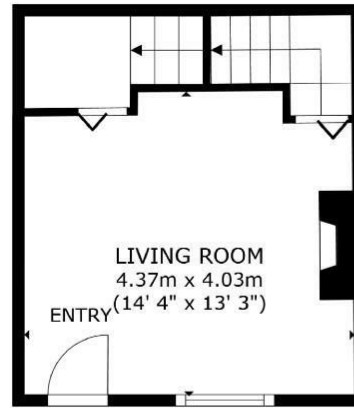
- TWO DOUBLE BEDROOMS
- BACK TO BACK STONE TERRACE
- OVER FOUR FLOORS
- COURTYARD STYLE GARDEN
- EXCELLENT CENTRAL LOCATION CLOSE TO AMENITIES
- OPEN PLAN LAYOUT
- NO ONWARDS CHAIN
- EPC RATING D







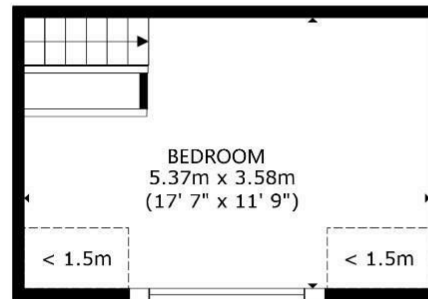
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
FLOOR 1 20.1 m<sup>2</sup> (216 sq.ft.) FLOOR 2 21.7 m<sup>2</sup> (234 sq.ft.) FLOOR 3 27.3 m<sup>2</sup> (294 sq.ft.)  
FLOOR 4 17.0 m<sup>2</sup> (183 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 2.2 m<sup>2</sup> (24 sq.ft.)  
TOTAL : 86.2 m<sup>2</sup> (928 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley office on Kirkgate, proceed along Bondgate which becomes Gay Lane. Turn left onto Cambridge Street. Orchard Street can be found on the right hand side and the property is also on the right and will be clearly identified by a Hunters For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

## ADDITIONAL SERVICES

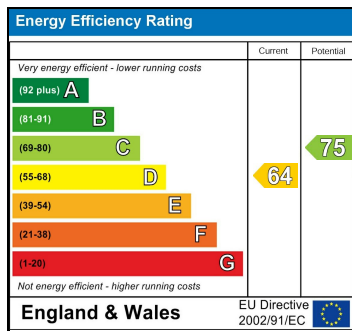
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage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



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