

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

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# Neville Road, Otley, LS21

## £275,000

**HUNTERS®**  
HERE TO GET *you* THERE

A beautifully presented three double bedroom mid townhouse set over three floors within easy reach of Otley town centre and all its amenities. This is the perfect property for those looking to be able to move in and enjoy straight away. All the rooms have been professionally replastered giving the house a very modern and flawless finish. To the ground floor, there is a spacious dining room to the front of the property, with a fully fitted kitchen to the rear. To the second floor, there is a lovely bright lounge and the first of the bedrooms, and to the third floor, there are two further bedrooms and the bathroom. Externally, there is driveway parking to the front of the property and a rear courtyard garden. This property comes to the market with NO ONWARDS CHAIN.

Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. 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



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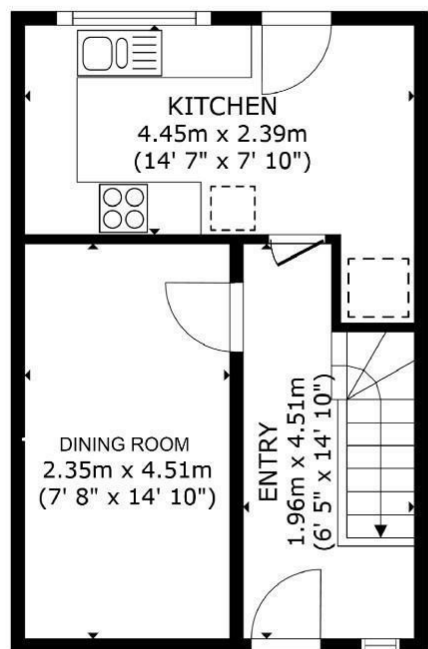
## KEY FEATURES

- MID TOWNHOUSE
- THREE DOUBLE BEDROOMS
- SET OVER THREE FLOORS
- FINISHED TO A GOOD STANDARD THROUGHOUT
- OFF STREET PARKING
- COURTYARD STYLE GARDEN TO THE REAR
- CLOSE TO TOWN CENTRE
- NO ONWARDS CHAIN
- EPC RATING D

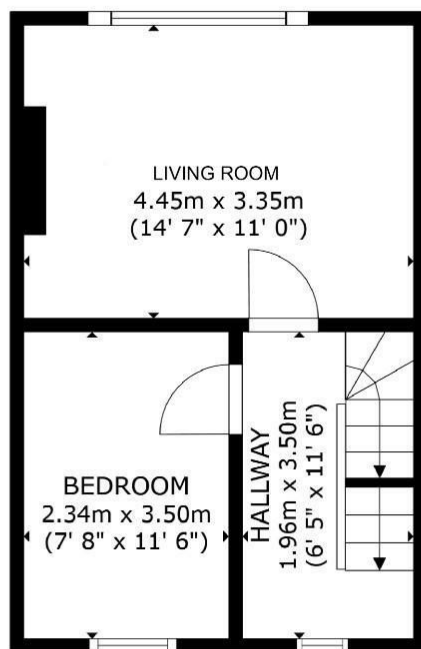




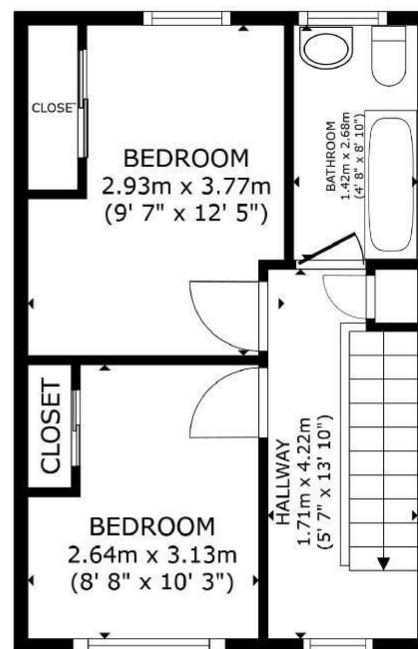




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 31.2 m<sup>2</sup> (336 sq.ft.) FLOOR 2 31.2 m<sup>2</sup> (336 sq.ft.) FLOOR 3 31.2 m<sup>2</sup> (336 sq.ft.)  
TOTAL : 93.5 m<sup>2</sup> (1,007 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## AGENTS NOTES

Tenure: Freehold

Leeds City Council: Tax band C

## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Bondgate turning into Gay Lane. Take the third left onto Neville Road and the property will be on your right hand side.

## ADDITIONAL SERVICES

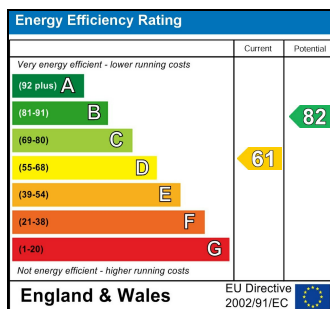
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest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

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

## 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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