



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Newall Avenue, Otley, LS21

£300,000

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

A fantastic opportunity to purchase this spacious three bedroom end terrace property on Newall Avenue which has recently been fully refurbished throughout. In brief, on the ground floor, there is an entrance hallway, a through living room and an open plan kitchen dining room with a useful storage cupboard; to the first floor, there are three double bedrooms and a shower room. Outside, there is a front garden, parking to the side of the property and a generous rear garden. The property comes to the market with 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



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## KEY FEATURES

- THREE BEDROOM END TERRACE HOUSE
- FULLY REFURBISHED THROUGHOUT
  - THREE DOUBLE BEDROOMS
    - THROUGH LOUNGE
  - OPEN PLAN KITCHEN DINER
    - GOOD SIZE PLOT
    - DRIVEWAY PARKING
    - EPC RATING D
  - NO ONWARDS CHAIN











GROSS INTERNAL AREA  
 FLOOR 1: 559 sq.ft, 52 m<sup>2</sup>, FLOOR 2: 581 sq.ft, 54 m<sup>2</sup>,  
 TOTAL: 1140 sq.ft, 106 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



#### DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards the traffic lights and continue over the bridge. Proceed up Billams Hill, turning left onto Weston Lane. Immediately turn right onto Newall Avenue. The property is on the left hand side and can be identified by our Hunters For Sale board.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

#### 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.

#### 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.

#### 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>63</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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