HUNTERS®

HERE TO GET *you* THERE

Albion Street, Otley, LS21

By Auction £170,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £170,000 * BIDDING CLOSES 5 NOVEMBER 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
A fantastic opportunity to purchase this three bedroom stone built mid terrace house located within easy reach of Otley's town centre and all its amenities. Set over four floors including the basement with three double bedrooms. To the ground floor there is a spacious living room, kitchen to the rear and family bathroom, with access to the basement from the kitchen. Upstairs to the first floor are two of the three double bedrooms, the third can be found on the top floor. Outside, to the rear of the property is an enclosed courtyard style garden. The property which would now benefit from some modernisation comes to market with NO ONWARD 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 I 01943 660002
otley@hunters.com I www.hunters.com

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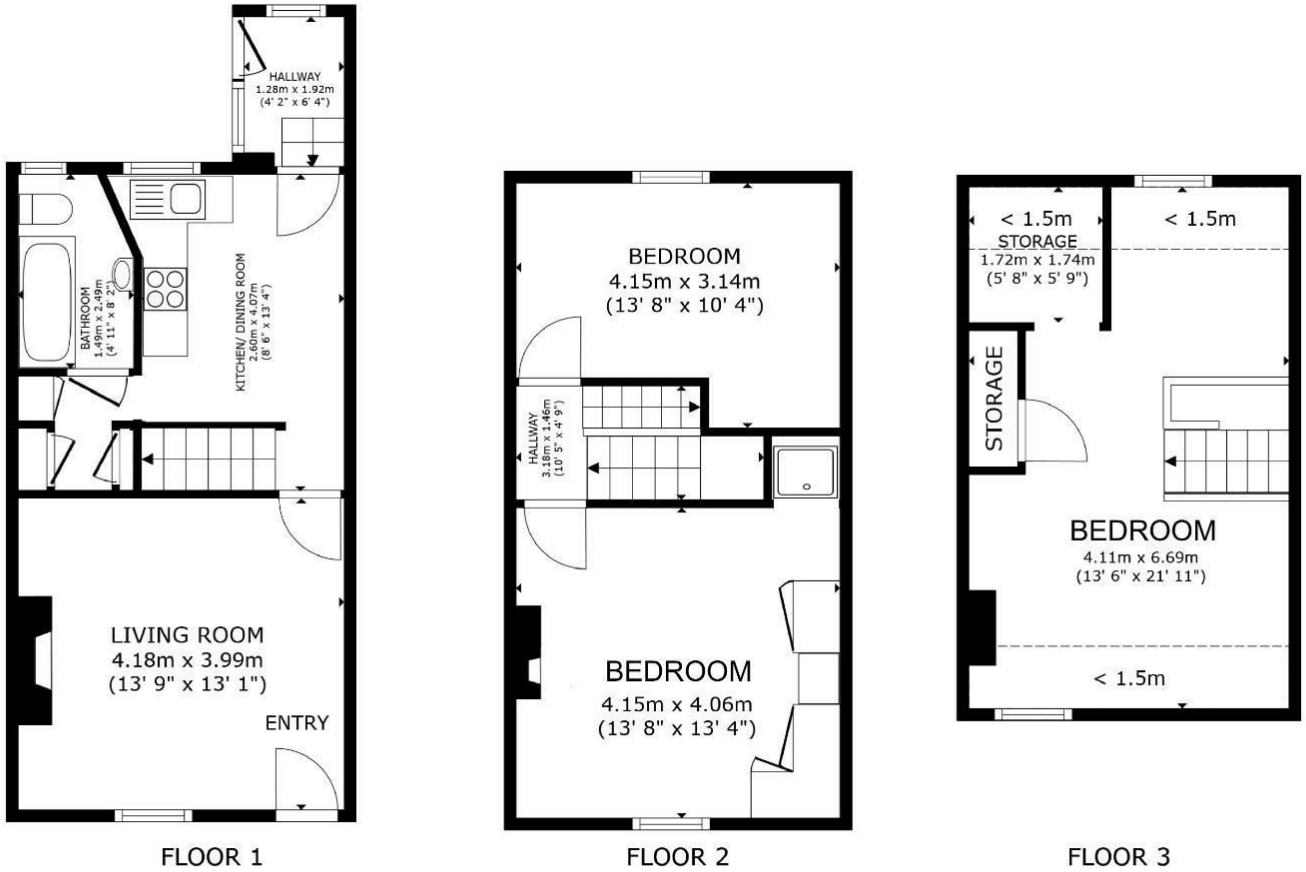
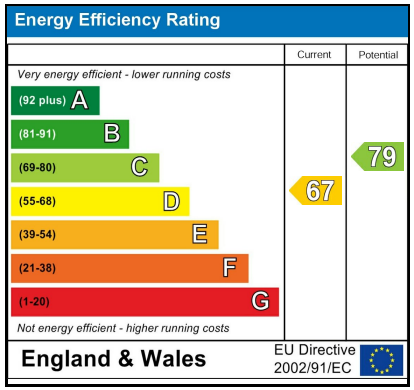
KEY FEATURES

- THREE BEDROOM MID TERRACE HOUSE
- SET OVER FOUR FLOORS (INCLUDING BASEMENT)
- THREE DOUBLE BEDROOMS
- REAR ENTRANCE PORCH
- GROUND FLOOR BATHROOM
- IN NEED OF MODERNISATION THROUGHOUT
- CLOSE TO OTLEY TOWN CENTRE
- NO ONWARDS CHAIN
- EPC RATING D



GROSS INTERNAL AREA
FLOOR 1 36.6 m² (394 sq.ft.) FLOOR 2 33.8 m² (364 sq.ft.) FLOOR 3 21.0 m² (226 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 6.5 m² (70 sq.ft.)
TOTAL : 91.4 m² (984 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



DIRECTIONS
From our Hunters Otley offices on Kirkgate, follow the road around the corner onto Bondgate. Continue past Chevin Cycles and the petrol station and take a left turn after Bloomfield Square cafe into Cambridge Street. Proceed down Cambridge Street and take the left turning into Albion Street. The property can be found on the right hand side and can be identified by our Hunters Otley 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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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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