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HERE TO GET *you* THERE



Christmas Cottage, Cross Green, Otley, LS21

By Auction £145,000



***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £145,000* BIDDING CLOSES 27TH FEBRUARY 12 NOON * FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

A characterful one bedroom stone built end terrace close to Otley town centre. Currently in need of modernisation throughout this property offers the new owner lots of scope for improvement and comes to the market with NO ONWARDS CHAIN. In brief, on the ground floor, there is a living/dining room and a galley kitchen; to the first floor, there's a double bedroom, a study providing access to the bathroom (with potential to reconfigure as part of a two-bedroom layout), and a bathroom. The property is within a courtyard with right of access to a single parking space under a carport. The parking is currently by informal agreement with the neighbouring landowners, who have informally indicated they may be open to separate negotiation regarding the land. In addition, there is a useful outbuilding which comes with the property offering additional storage space. An early viewing is highly recommended.

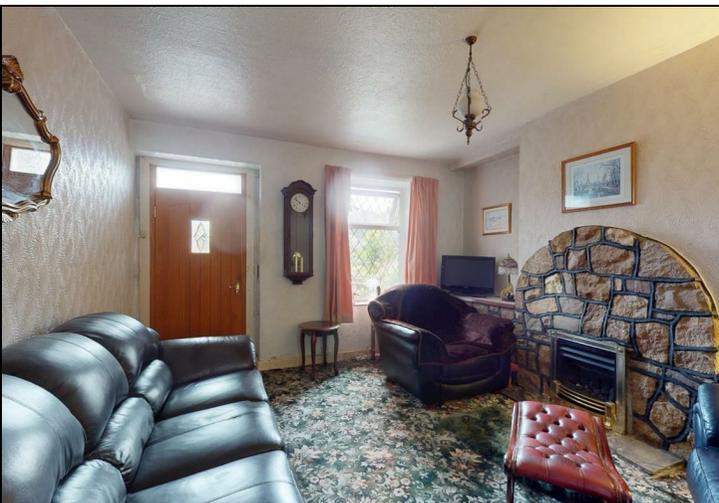
Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, 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
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KEY FEATURES

- ONE BEDROOM STONE BUILT END TERRACE
 - LIVING/DINING ROOM
 - SET WITHIN A COURTYARD
 - DOUBLE BEDROOM & STUDY
- VERSATILE OUTBUILDING FOR STORAGE
- CURRENTLY PARKING SPACE BY AGREEMENT WITH LAND OWNER
- IN NEED OF MODERNISATION THROUGHOUT
 - EPC RATING E
 - CLOSE TO OTLEY TOWN CENTRE
 - NO ONWARD CHAIN





DIRECTIONS

From our offices in Kirkgate, Otley, proceed in the direction of Pool in Wharfedale along the A659. Once you have passed Otley Rugby Club on your left, turn right down Old St. Clair Road. The property can be found on the right hand side clearly marked by a Hunters for sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

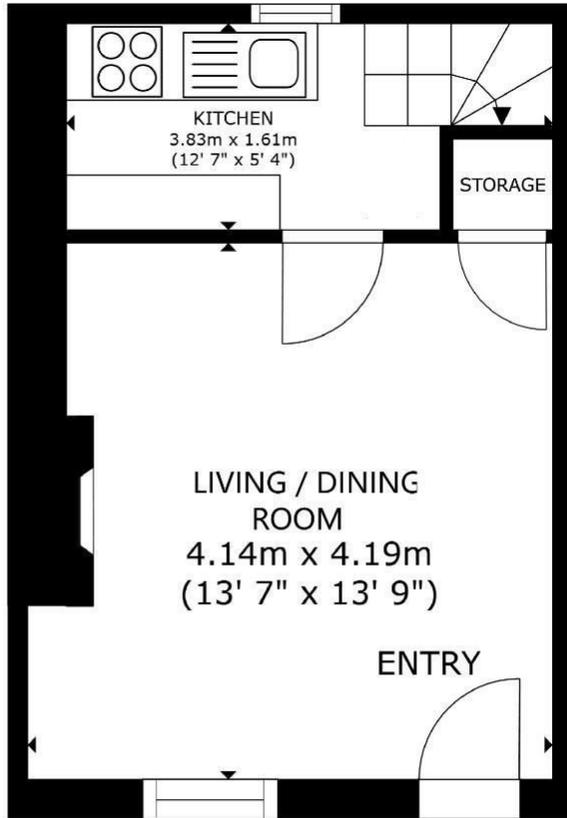
ADDITIONAL SERVICES

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 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.

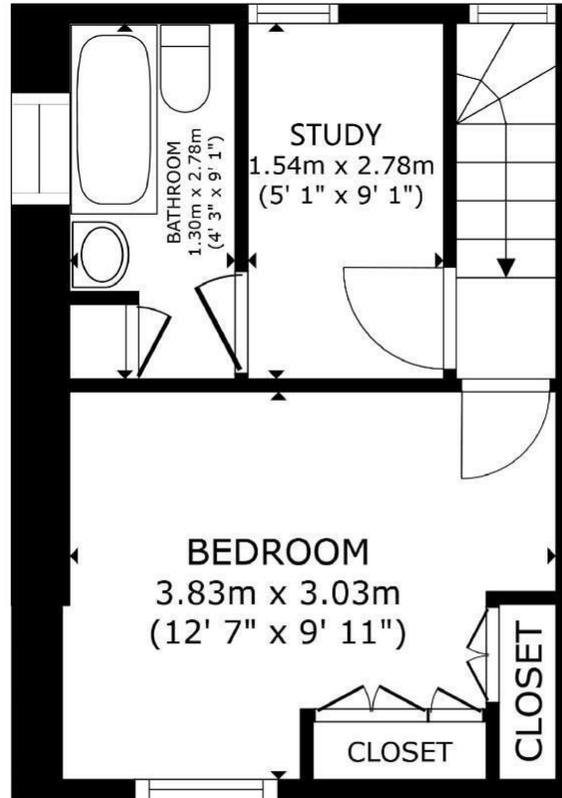
DISCLAIMER

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.



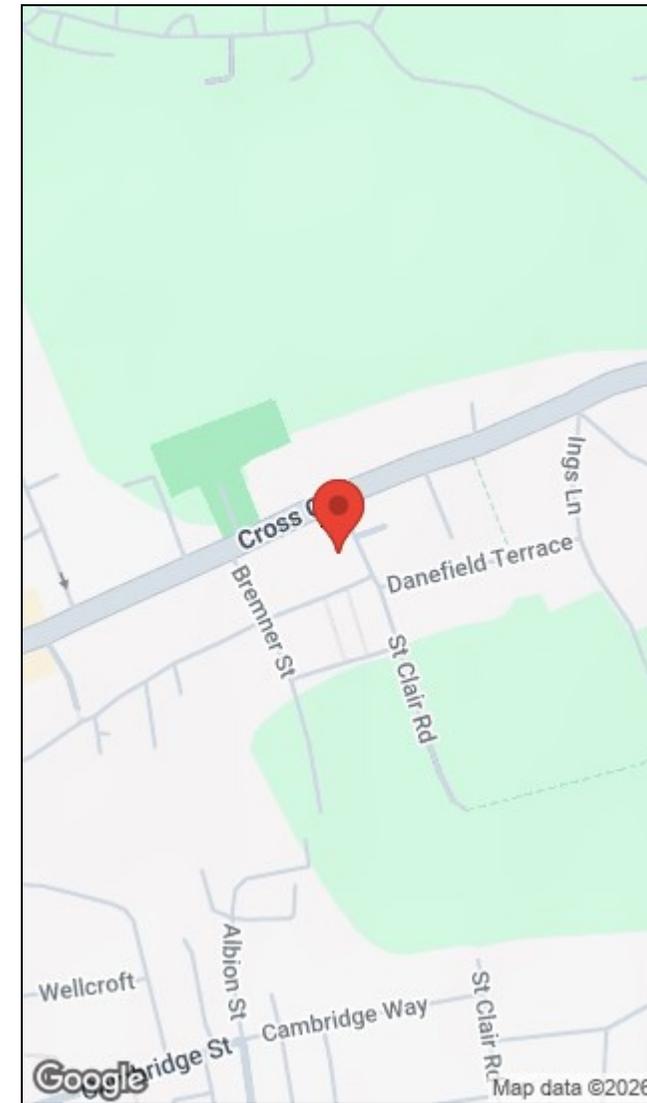


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 23.0 m² (248 sq.ft.) FLOOR 2 23.0 m² (248 sq.ft.)
TOTAL : 46.1 m² (496 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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