



HUNTERS[®]
HERE TO GET *you* THERE

2 1 3 D

Cambridge Drive, Otley, LS21

£285,000

HUNTERS®
HERE TO GET *you* THERE

An attractive two bedroom end of terrace property with an additional occasional bedroom, ideally situated in a popular residential area, close to All Saints Primary School. Now in need of some modernisation, the property comes to the market with NO ONWARDS CHAIN. The accommodation, to the ground floor, consists of an entrance hallway, a living room, kitchen, dining room and shower room. To the first floor, there are two double bedrooms and a dressing room/occasional bedroom and a bathroom. Externally, there are generous gardens to the front, side and rear, and a separate single garage.

Otley is a thriving, historical 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. 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.

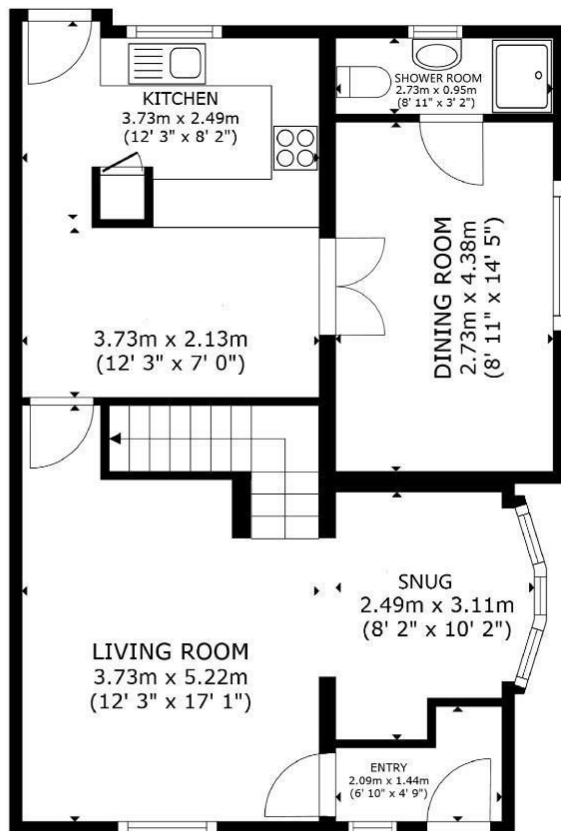
KEY FEATURES

- TWO BEDROOM END TERRACE PROPERTY
- OCCASIONAL BEDROOM/DRESSING ROOM
 - TWO STOREY SIDE EXTENSION
 - SEPARATE DINING ROOM
- BATHROOM & DOWNSTAIRS SHOWER ROOM
 - FRONT, SIDE & REAR GARDEN
 - IN NEED OF SOME MODERNISATION
 - SINGLE GARAGE
 - EPC RATING D
 - NO ONWARDS CHAIN









GROSS INTERNAL AREA
 FLOOR 1 63.5 m² (683 sq.ft.) FLOOR 2 52.7 m² (567 sq.ft.)
 TOTAL : 116.2 m² (1,251 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our offices on Kirkgate go left onto Bondgate which becomes Gay lane. Opposite Gay Lanes Fisheries turn left onto Cambridge Street, becoming Cambridge Way. At the end of the road turn right onto St Clair Road then almost immediately left onto Cambridge Drive. The property is at the end of the row of terraces houses opposite the junction to Kings Close. The property can be identified by our Hunters Otley For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

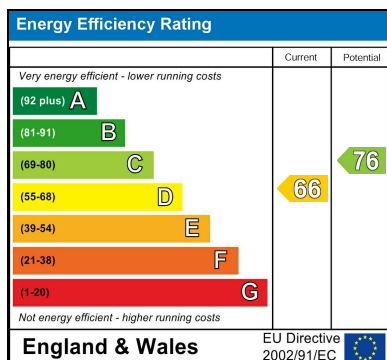
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.

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.



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.