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Guycroft, Otley, LS21

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Asking Price: £275,000

An excellent opportunity to acquire a late Victorian, stone built, three bedroomed mid terrace house, situated within easy reach of Otley town centre's amenities, which offers scope and potential to improve further with your own personal touches. Set over four floors, including a useful cellar, the accommodation briefly comprises, to the ground floor:- living room, dining room and a separate kitchen; to the first floor:- a double bedroom, a generous single bedroom and a shower room; and to the second floor;- a generous double bedroom. Externally, there is a west facing garden to the rear of the house and a single detached garage. No 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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## **ACCOMMODATION**

The property has UPVC sealed unit double glazing and gas fired central heating throughout.

## **GROUND FLOOR**

UPVC front entrance door, having opaque glass panel, leads into:-

## **KITCHEN**

Windows to front and side elevations, wall mounted electric fan heater, range of fitted kitchen units at base and wall level having complementary worksurfaces and splashback tiling, space for undercounter fridge, space for cooker, space and plumbing for washing machine, stainless steel sink and drainer.

## **DINING ROOM**

Window to front elevation, radiator, ceiling coving, living flame gas fire set into chimney breast with marble hearth and timber fire surround. Door leads to cellarhead with coat hanging space and door to stone steps leading down to the lower ground floor.

## **LIVING ROOM**

A well proportioned reception room having window to front elevation, UPVC rear entrance door with opaque glass panel and window over, radiator, ceiling coving, living flame gas fire set within chimney breast having marble hearth and timber fire surround.

## **INNER HALL**

From dining room, door leads through to inner hall with staircase leading up to the first floor.

## **LOWER GROUND FLOOR**

## **CELLAR**

Housing wall mounted gas fired combi boiler, electric meter and fuse box, gas meter.

## **FIRST FLOOR**

## **LANDING**

Open spindle balustrade, radiator, ceiling coving, door to staircase leading up to the second floor.

## **BEDROOM ONE**

Window to rear elevation, radiator, fitted wardrobes to both alcoves.

## **BEDROOM TWO**

Window to front elevation, radiator, fitted wardrobes to one alcove.

## **SHOWER ROOM**

Part tiled having opaque window to front and side elevations, radiator, walk-in shower cubicle having Mira thermostatic shower over, pedestal wash hand basin and low level WC.

## **SECOND FLOOR**

## **BEDROOM THREE**

Window to rear elevation, radiator, access to undereaves storage.

## **OUTSIDE**

To the front of the property there is a small paved courtyard. To the rear of the house is a west-facing garden with a lawn having shrub borders, and a single detached garage having up and over door.

## **DIRECTIONS**

From our Hunters Otley office on Kirkgate in the centre of Otley, proceed along Kirkgate towards the market place. Turn left onto Westgate and follow the road along, and before Waitrose supermarket on the left hand side take a right down Guycroft and the property is located on the left hand side of the road identified by our Hunters For Sale board.

## **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.

## **LETTINGS \* INVESTMENT \* MANAGEMENT**

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

## **PROPERTY BLOG**

The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to [www.wharfevalleypropertyblog.co.uk](http://www.wharfevalleypropertyblog.co.uk)

## **VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01943 660002

## **OPENING HOURS:**

Mon - Fri: 9:00- 17:30

Sat: 9:30 – 14:30

Sunday viewings by appointment

## **THINKING OF SELLING?**

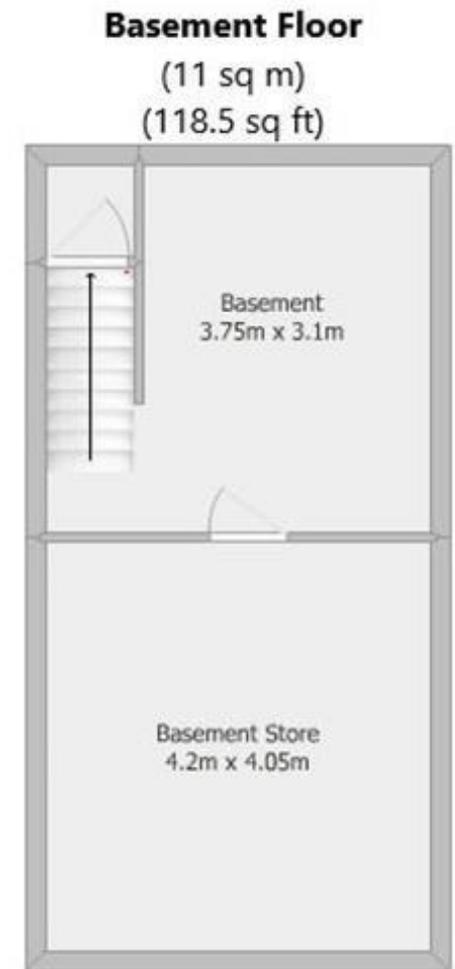
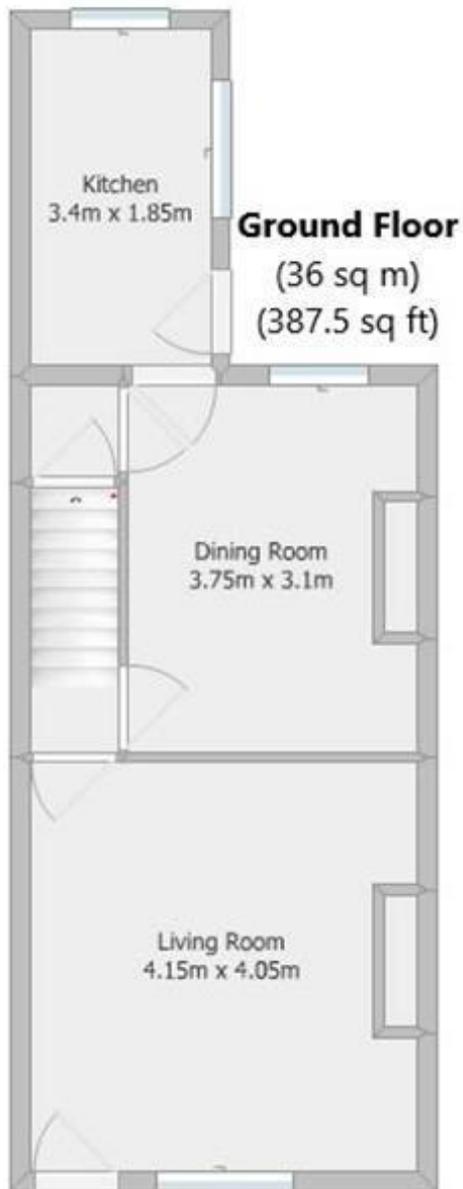
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## **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.

## Gucroft, Otley, LS21 3DS

Total area = 1098 sq ft (102 sq m)



Please Note - All measurements are approximate and for display purposes only.



