



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Albion Street, Otley, LS21

## £210,000

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

A fantastic opportunity to purchase this three bedroom stone built mid terrace house, set over four floors including the basement, which would now benefit from some modernisation. To the ground floor, in brief, there is a living room and kitchen/diner. To the first floor is a double bedroom with built in storage and a generous bathroom and there are a further two double bedrooms on the second floor. There is a basement currently used for storage and the rear garden is flagged for easy maintenance. This property 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 | 01943 660002  
otley@hunters.com | www.hunters.com



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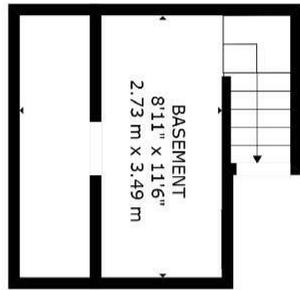


## KEY FEATURES

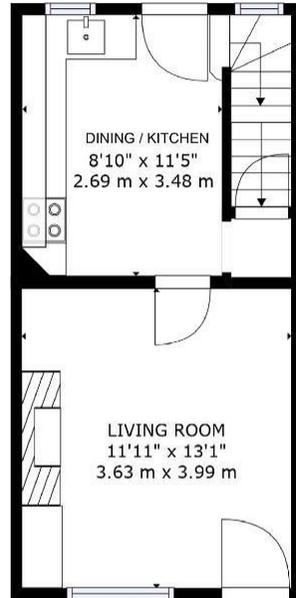
- THREE DOUBLE BEDROOMS
- STONE BUILT MID TERRACE
- SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
  - KITCHEN DINER
  - REAR COURTYARD GARDEN
  - POPULAR RESIDENTIAL AREA
- CLOSE TO OTLEY TOWN CENTRE
  - EPC RATING E
  - NO ONWARD CHAIN



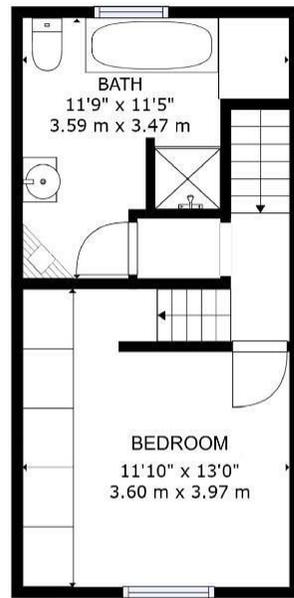




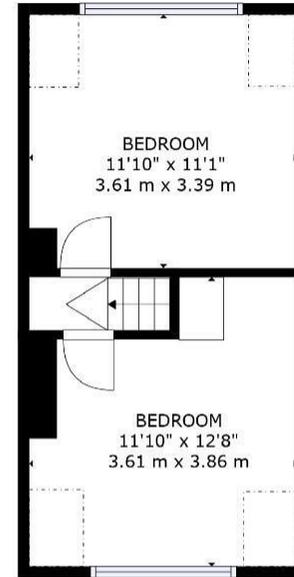
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**TOTAL: 973 sq. ft, 90 m<sup>2</sup>**  
 Below Ground: 123 sq. ft, 11 m<sup>2</sup>, FLOOR 2: 299 sq. ft, 28 m<sup>2</sup>, FLOOR 3: 294 sq. ft, 27 m<sup>2</sup>, FLOOR 4: 257 sq. ft, 24 m<sup>2</sup>  
 EXCLUDED AREAS: CRAWL SPACE: 30 sq. ft, 4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**DIRECTIONS**

From our Hunters Otley offices on Kirkgate head in Leeds direction of Leeds. The road then becomes Bondgate, then Gay Lane and Leeds Road. Once it becomes Leeds Road take the second left onto Albion Street where the property can be found on the left hand side, and is identified by our Hunters For Sale board.

**AGENTS NOTES**

Tenure: Freehold

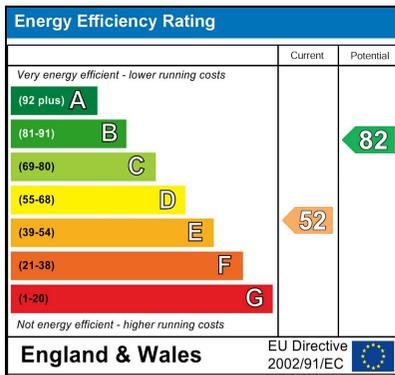
Council Tax Band B, Leeds City Council

**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, of which 40 are located in Yorkshire. 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.



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