



HUNTERS[®]
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3 1 2 D

Newall Avenue, Otley

By Auction £150,000

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***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £150,000* BIDDING CLOSES 9 APRIL 3PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS**

A fantastic opportunity to purchase this spacious three bedroom semi detached property on Newall Avenue, now in need of modernisation throughout and with the potential to extend (subject to planning). In brief, on the ground floor, there is an entrance hallway, two reception rooms, the kitchen diner and storage area; to the first floor, there are three double bedrooms and a shower room. Outside, there is a front garden, parking to the side of the property and a generous rear garden.

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



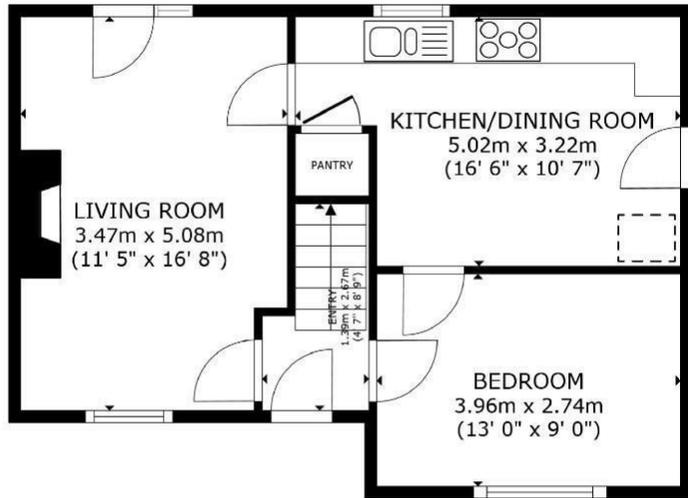
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

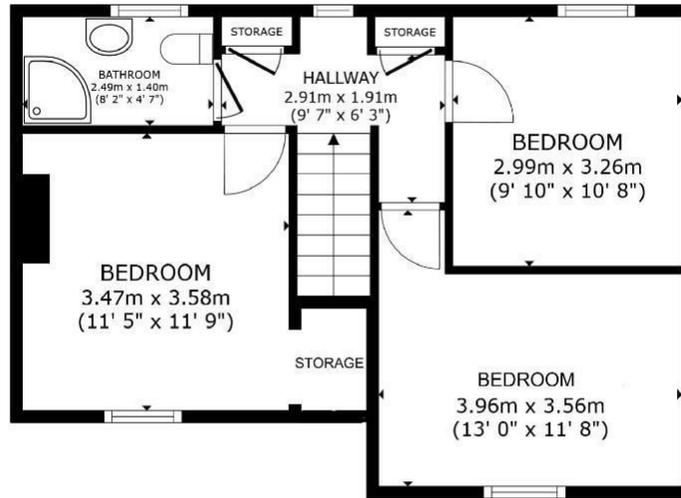
- THREE BEDROOM END TERRACE HOUSE
- IN NEED OF MODERNISATION THROUGHOUT
- THREE DOUBLE BEDROOMS
- THROUGH LOUNGE
- KITCHEN DINER
- GOOD SIZE PLOT
- DRIVEWAY PARKING
- EPC RATING D







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 47.6 m² (512 sq.ft.) FLOOR 2 45.8 m² (493 sq.ft.)
 TOTAL : 93.4 m² (1,005 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards the traffic lights and continue over the bridge. Proceed up Billams Hill, turning left onto Weston Lane. Immediately turn right onto Newall Avenue. The property is on the left hand side and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

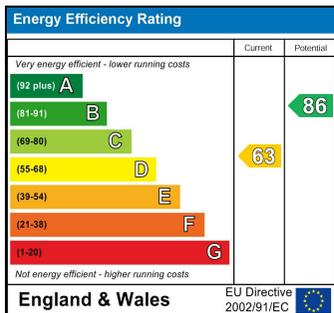
Council Tax Band B, Leeds City Council

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. 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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