



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  D

Elm Terrace, Otley, LS21 1HP

£315,000



A rare opportunity to buy this three bedroom Victorian stone terrace, which has views to the Chevin and a south facing garden and is in a much sought after location. Set over three floors and retaining many original features, this property would now benefit from some improvements to truly realise its potential. In brief, on the ground floor, there is a well proportioned living room, a further reception room, kitchen and dining area; to the first floor, there are two bedrooms, one double and a generous single, and the house bathroom; and on the top floor is a further double bedroom and shower room. To the rear of the property is a small yard and to the front is a charming south facing garden. An early viewing is highly recommended. 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.

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.

ACCOMMODATION

The property has mostly timber framed single glazed sash windows apart from the rear extension which has double glazed units, a UPVC rear and door and the Velux windows on the top floor. There is gas fired central heating throughout.

GROUND FLOOR

Timber front entrance door with leaded glass panels leads into:-

LIVING ROOM

11'11" x 13'1"

Window to the front aspect, cast iron open fire with attractive timber surround and tiled hearth. Radiator. Internal window and timber door with glazed panels leads into:

RECEPTION ROOM

13'5" x 13'1"

Inset stove with stone surround and tiled hearth, Inbuilt base and wall units, Radiator. Further internal window.

KITCHEN

8'0" x 13'1"

A range of base and wall units, Stainless steel sink with drainer, tiled splashback. Space for a washing machine, fridge and oven. Radiator. Door leading to the rear yard, Velux window and opening to the:-

DINING AREA

Windows to three sides, vaulted ceiling with exposed beams. Radiator.

Door the kitchen leads to the:-

BASEMENT

Two useful storage rooms. The gas and electric meter, along with the fuse box.

Stairs from the lounge lead up to the:-

FIRST FLOOR LANDING

Radiator.

DOUBLE BEDROOM

11'11" x 13'1"

Window to the front aspect. Radiator.

BEDROOM

13'5" x 7'7"

Window to the rear aspect. Radiator.

BATHROOM

Opaque window to the rear aspect, White bathroom suite including, bath with mixer tap including, shower hose attachment, pedestal washbasin, low level WC. Useful storage cupboard housing central heating boiler. Stairs off the first floor landing lead up to the:-

SECOND FLOOR LANDING

Useful eaves storage.

DOUBLE BEDROOM

14'9" x 12'7"

Two Velux windows to the front aspect, two radiators and loft access.

SHOWER ROOM

Velux window to the rear aspect, Shower recess with thermostatically controlled shower, full height tiling to two walls and one wall of glass bricks. Low level WC with concealed cistern and wall mounted wash basin. Useful storage cupboards to one wall.

OUTSIDE

To the rear of the property is a path to the garden gate. To the front is a generous south facing garden which is mostly laid to lawn with a flagged seating area.

DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Bondgate to the pedestrian crossing, taking the next left. Continue straight on passing the bus station on your left. At the traffic lights turn right onto Cross Green, turning right at the Summer Cross pub onto East Busk Lane. Proceed along East Busk Lane. Elm Terrace can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01943 660002

OPENING TIMES

Mon - Fri: 9.00am - 5pm

Sat: 9.30am - 2:30pm

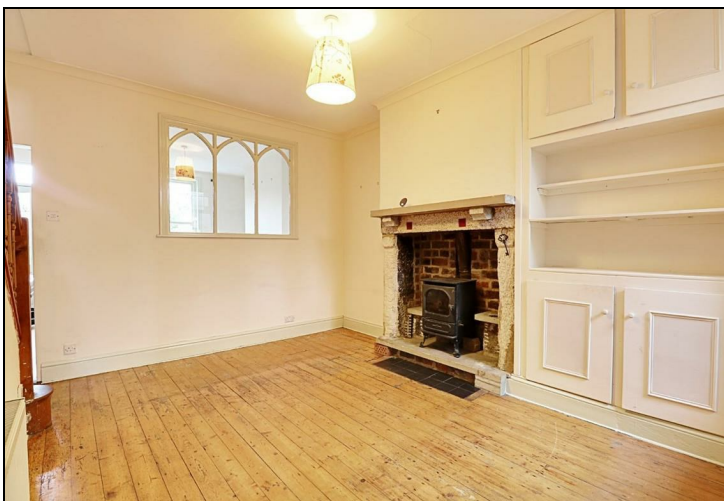
Sunday viewings by appointment

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.

KEY FEATURES

- THREE BEDROOM VICTORIAN TERRACE
- WOULD BENEFIT FROM SOME IMPROVEMENTS
- REAR KITCHEN EXTENSION
- TWO RECEPTION ROOMS
- SOUTH FACING GARDEN
- BATHROOM & SHOWER ROOM
 - SET OVER FOUR FLOORS
 - CHEVIN VIEWS
 - EPC RATING D
 - NO CHAIN





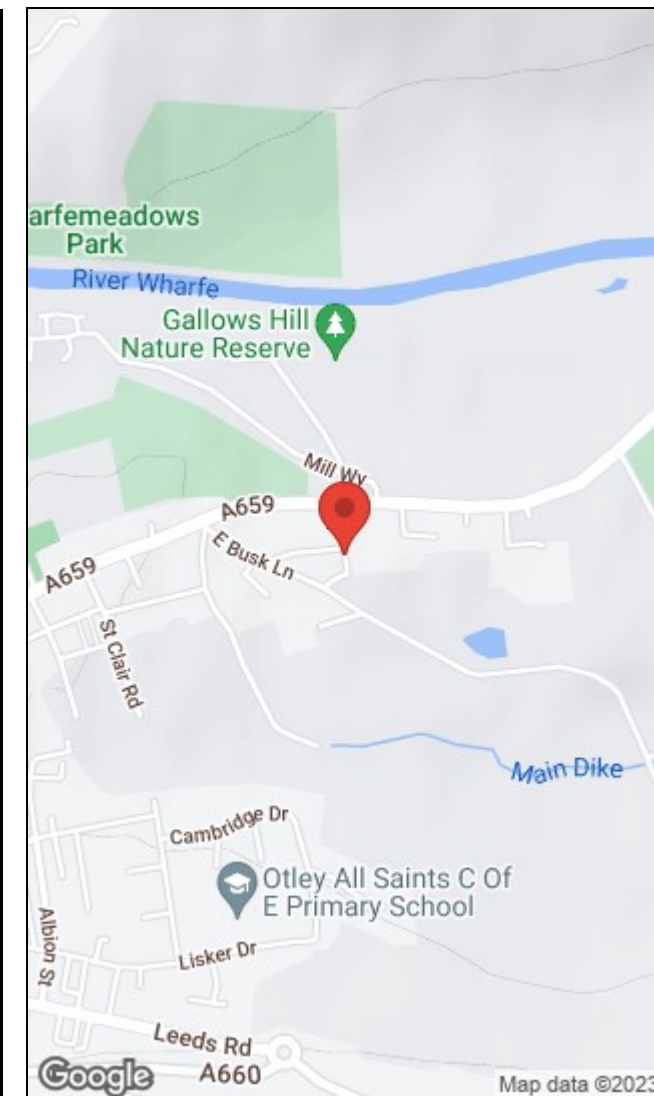


Elm Terrace, Otley, LS21

Total Area = 1350 sq. ft. (125.43 sq. m)



Please note, that all measurements are approximate and are for display / marketing purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.