
HUNTERS®
HERE TO GET you THERE
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The Crossways, Otley, LS21

£215,000

A fantastic opportunity to purchase this extended two bedroom semi detached property on the ever popular The Crossways. The home is well proportioned and provides practical living space, in brief the ground floor features an entrance hallway, a good-sized sitting room, and a spacious kitchen diner. Upstairs the property offers two double bedrooms along with a modern fitted bathroom. Externally, the front of the property benefits from off-road parking for two cars, while the rear has an enclosed, low maintenance garden with a useful shed. This property comes to the market CHAIN FREE.

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 I 01943 660002
otley@hunters.com I www.hunters.com

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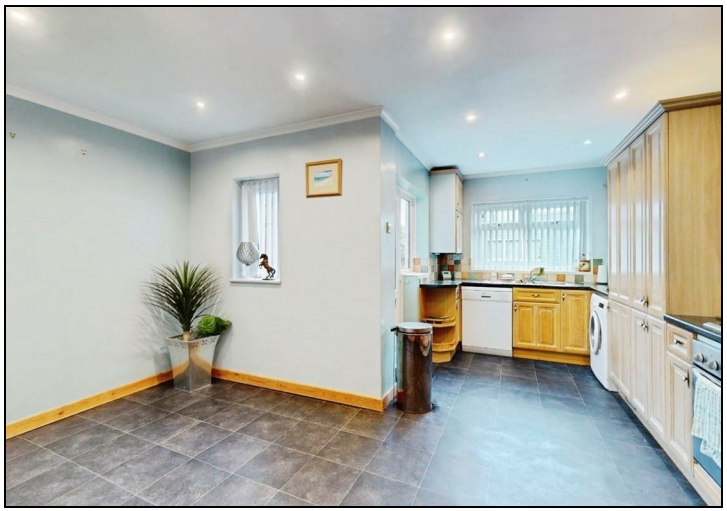


KEY FEATURES

- EXTENDED TWO BEDROOM SEMI DETACHED
- POPULAR LOCATION
- OFF STREET PARKING FOR TWO CARS
- ENCLOSED GARDEN TO THE REAR
- CHAIN FREE
- EPC RATING D
- CUL DE SAC LOCATION
- COUNCIL TAX BAND A

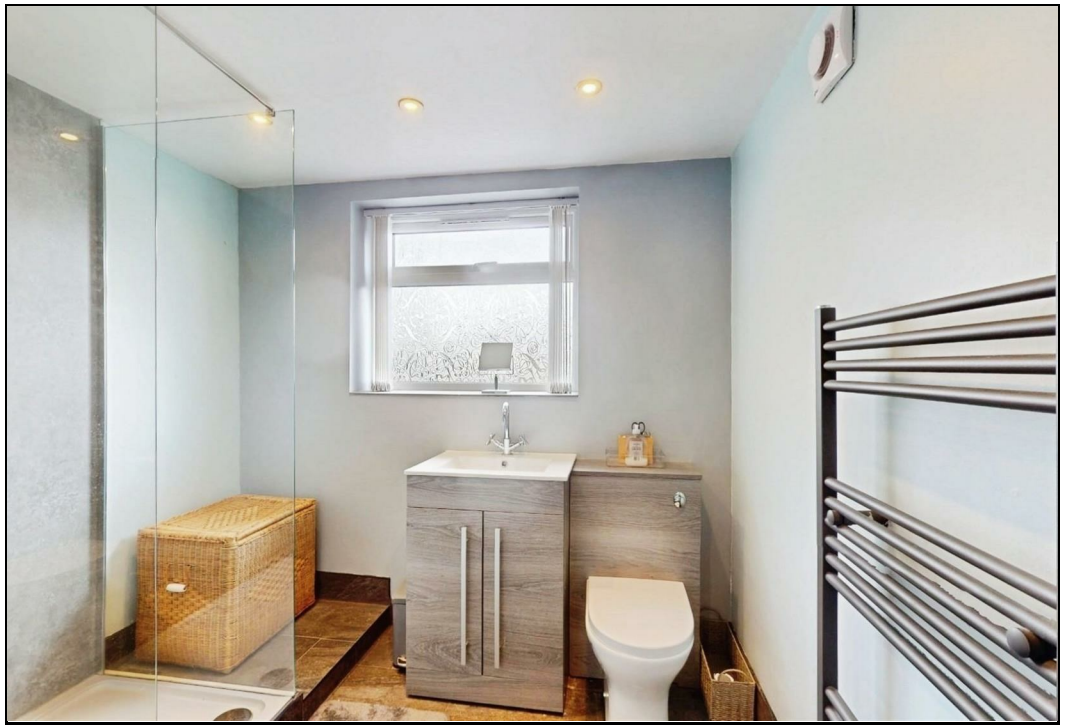




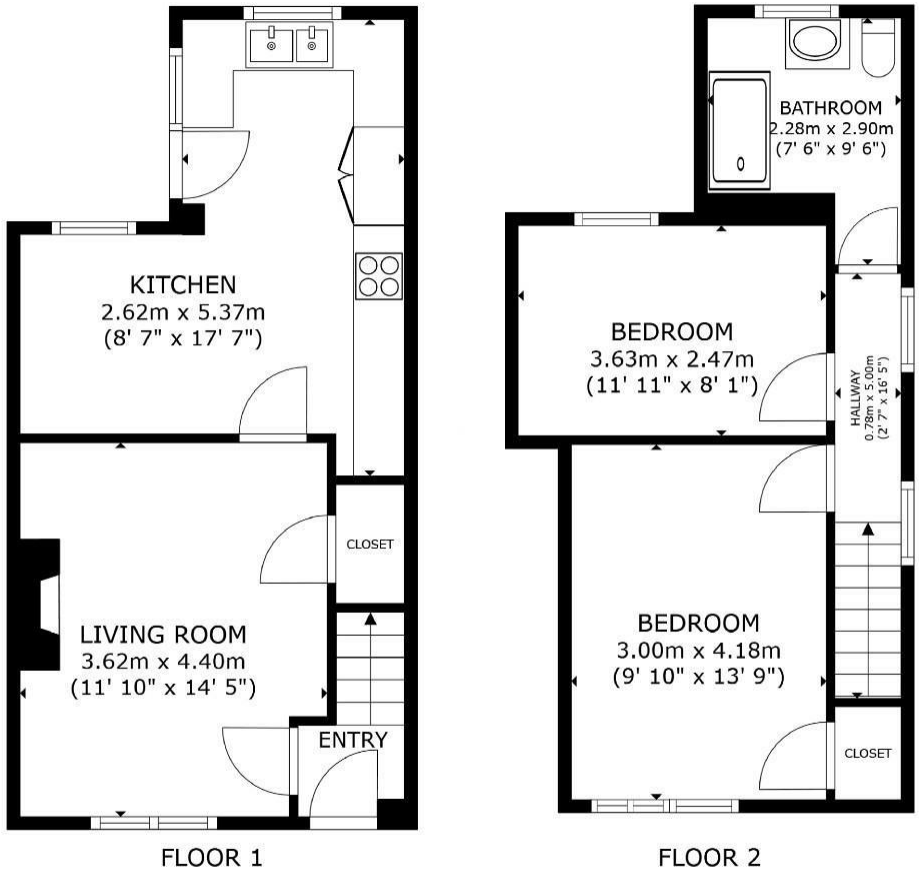












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GROSS INTERNAL AREA
FLOOR 1 37.6 m² (405 sq.ft.) FLOOR 2 33.3 m² (359 sq.ft.)
TOTAL : 70.9 m² (764 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

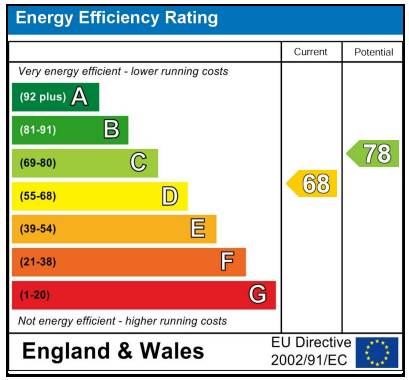
DIRECTIONS
From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe. Proceed up Newall Carr Road then turn right onto The Crescent. Turn right onto The Crossways. The property can be found at the head of the first cul de sac on the left, and on the left hand side.

AGENTS NOTES
Tenure: Freehold

Council Tax Band A, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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