
HUNTERS®
HERE TO GET you THERE
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Bradford Road, Otley, LS21

£435,000

An exceptional extended four bedroom family home located in a sought after area.

Set over three floors and thoughtfully laid out, the property has been fully renovated tastefully and to a high specification throughout. With modern living in mind the property features an open plan kitchen/diner/snug with bi folding doors leading to the back garden, in addition there is a separate spacious living room a useful utility and WC. Upstairs there are two double bedrooms, one with an en suite, and a family bathroom with a further two double bedrooms one with en-suite on the top floor. Outside, the property benefits from a private garden and off street parking for several cars. The combination of a high quality renovation and meticulous attention to detail will provide the buyer of this wonderful home genuine peace of mind. This property comes to the market with NO ONWARDS CHAIN. PLEASE NOTE : Some images have been virtually staged for illustrative purposes only.

Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

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KEY FEATURES

- EXTENDED SEMI DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- HOUSE BATHROOM, TWO EN SUITES & WC
- RENOVATED TO A HIGH SPECIFICATION
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- ATTRACTIVE LIVING ROOM
- OFF STREET PARKING FOR SEVERAL CARS
- UTILITY ROOM
- EPC RATING TO FOLLOW
- NO ONWARDS CHAIN

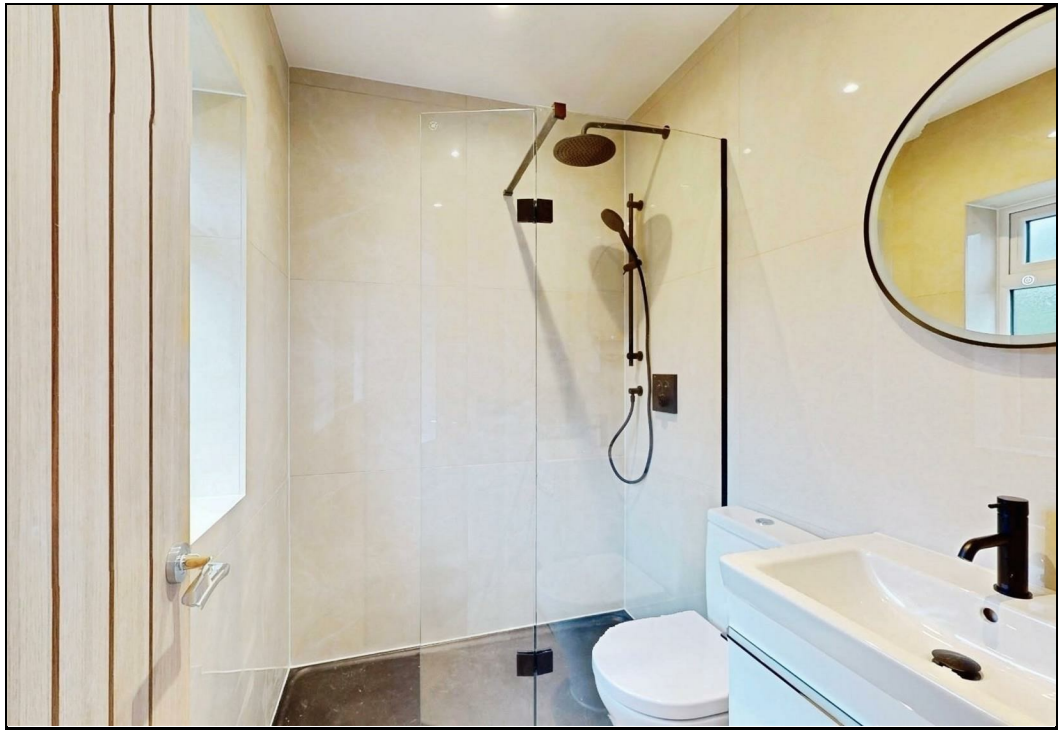




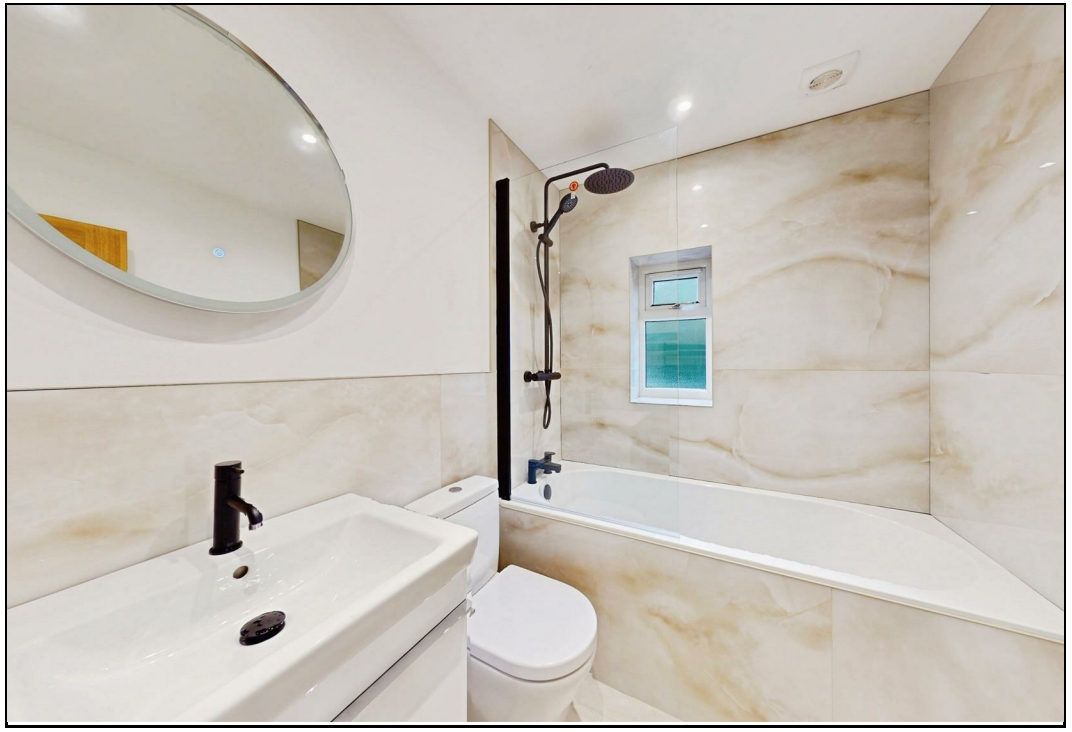
















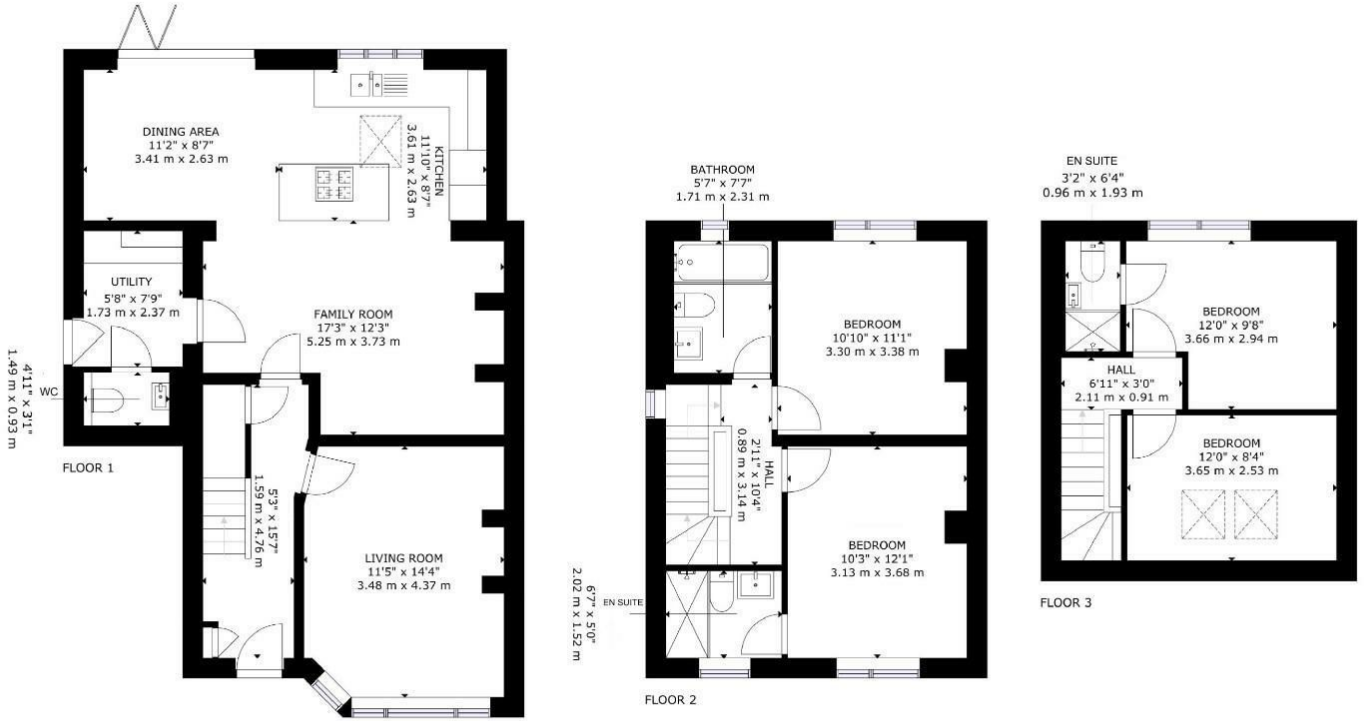



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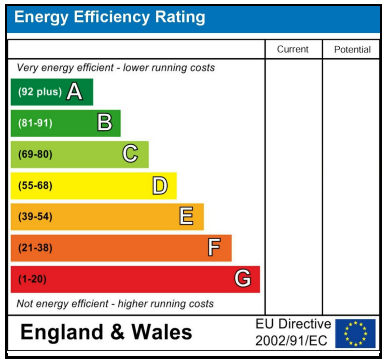






GROSS INTERNAL AREA
FLOOR 1: 729 sq.ft, 68 m², FLOOR 2: 410 sq.ft, 38 m², FLOOR 3: 287 sq.ft, 27 m²
TOTAL: 1426 sq.ft, 133 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



AGENTS NOTES
Tenure: Freehold

Council Tax Band C Leeds City Council

DIRECTIONS
From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road the property can be found on the corner at the entrance to Maylea Drive, immediately after the Renault car showroom.

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.

ADDITIONAL SERVICES
f 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.

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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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