



Bedford Place, Otley
Asking Price Of £170,000





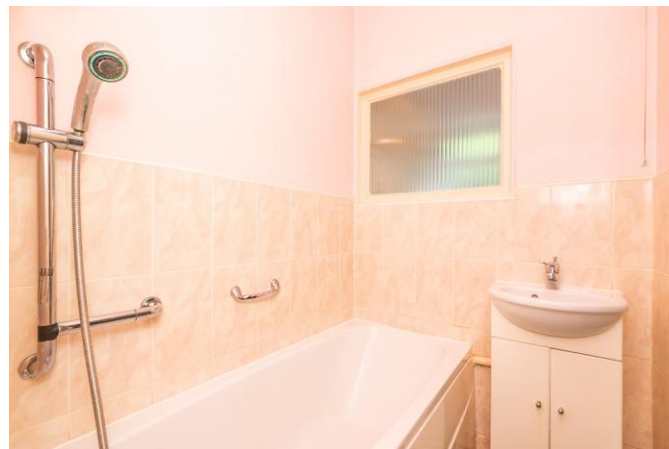
Bedford Place

Otley

LS21 1HW

AN EXCITING OPPORTUNITY TO PURCHASE A BLANK CANVAS READY FOR MODERNISATION TO YOUR OWN TASTE, WITH THE POTENTIAL TO CREATE A LOVELY TWO BEDROOMED HOME IN A VERY POPULAR LOCATION

Situated in a very pleasant location towards the eastern edge of Otley and within a pleasant walk of the town centre, this two bedroomed traditional terraced property with attractive stone mullioned windows to the front and high ceilings, is now in need of modernisation throughout. The accommodation briefly comprises an enclosed yard to the front, entrance porch, spacious sitting room, kitchen with utility room off, and bathroom to the ground floor, and two good sized bedrooms and a wc to the first floor. To the rear of the property is a further enclosed yard garden.



Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

GROUND FLOOR

ENTRANCE PORCH Glazed entrance porch from the front garden leading into the sitting room.

SITTING ROOM 13' 2" x 12' 11" (4.01m x 3.94m) A spacious sitting room with attractive stone mullioned window to the front elevation, gas fire to the chimney breast, and stairs to the first floor.

KITCHEN 13' x 9' 11" maximum (3.96m x 3.02m maximum) With fitted base and wall units, provision for a gas cooker, integrated fridge freezer, stainless steel sink unit with mixer tap. Fitted corner cupboard, and window and door to the rear.

BATHROOM With full height fitted airing cupboard, panelled bath with shower attachment, vanity unit with basin and part tiled walls.

UTILITY A useful utility room with the water heating boiler, and plumbing for a washing machine.

FIRST FLOOR

LANDING With loft hatch giving access to the roof void.

BEDROOM ONE 13' 3" x 13' into wardrobes (4.04m x 3.96m into wardrobes) A spacious master bedroom with a large range of fitted wardrobes and drawers and bulkhead cupboard behind. Stone mullioned window to the front elevation giving views towards Otley Chevin.

BEDROOM TWO 9' 11" x 9' 3" (3.02m x 2.82m) A good sized second bedroom with fitted wardrobes and window to the rear.

CLOAKROOM With low suite wc and window to the rear.

OUTSIDE The property benefits from enclosed gardens to both front and rear, with the front being paved and enclosed by an attractive stone wall, and the rear having a small wooden shed.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the Title Deeds.

COUNCIL TAX Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

MORTGAGE ADVICE We are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

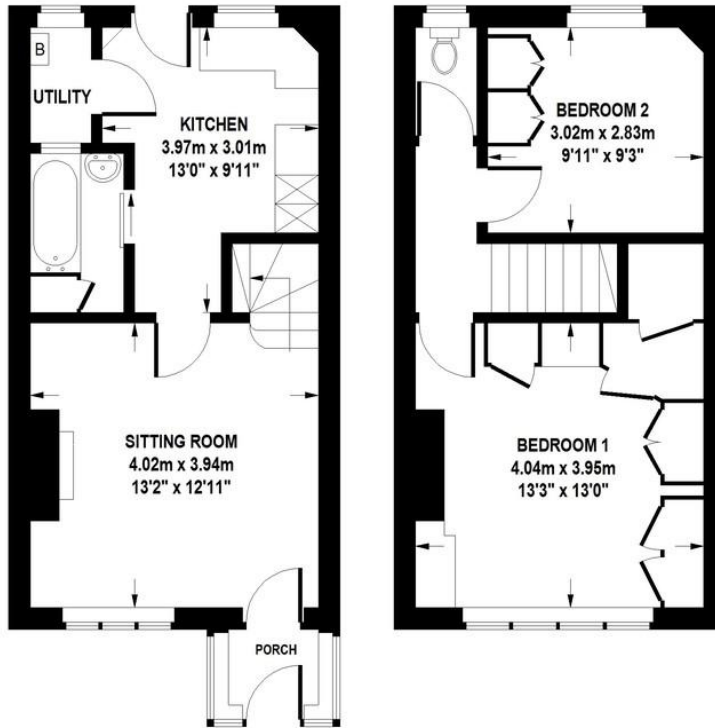
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.





3 BEDFORD PLACE

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID851468)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.