



170a Weston Drive, Otley LS21 2DT
Asking Price Of £170,000





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Otley

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A BASIL HOULDSWORTH & SONS BRAND NEW TWO BEDROOMED SEMI DETACHED HOUSE WITH A SOUTHERLY FACING GARDEN AND PRIVATE OFF ROAD PARKING.

Ready to move straight into, this fine two bedroomed semi detached house offers attractive light and airy living accommodation over two floors, complete with new carpets and floor coverings. Being brand new the house comes with a 10 year NHBC guarantee and includes gas fired central heating, sealed unit double glazing, and commences with an entrance hallway, a sitting room with a bay window, rear lobby with a valuable cloaks w.c off and a smart new kitchen with integrated appliances. To the first floor we have a landing, two bedrooms and the new shower room with w.c. Externally there are neat gardens which will be laid to lawn and good off road parking to the neat block paved driveways. Viewings are strictly by appointment through Dale Eddison's Otley Office, ring now to arrange your appointment.



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 GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

ENTRANCE HALL Via a composite outer door, built in meter cupboard, a central heating radiator and the staircase to the first floor.

SITTING ROOM 16' 9" MAX x 9' 7" (5.11m x 2.92m) Having a bay window to the front elevation, further window to the side elevation, two central heating radiators and a useful under stairs storage cupboard.

REAR HALL Half glazed composite door to the side elevation and a central heating radiator.

CLOAKS W.C Modern two piece suite in white comprising a low level w.c and a wash hand basin in a vanity unity. Wall mounted Worcester boiler, a central heating radiator and a window.

KITCHEN 9' 2" x 7' 7" (2.79m x 2.31m) Well designed modern kitchen offering a good number of wall and base units having work surfaces over and a sink inset. The kitchen includes a fully integrated fridge-freezer, a built in electric oven, four ring gas hob and plumbing for a washing machine. Central heating radiator and a window looking over the rear garden.

FIRST FLOOR LANDING With access to the following rooms:

BEDROOM 1. 12' 7" x 11' MAX (3.84m x 3.35m) uPVC domer window to the front elevation, a central heating radiator and built in cupboard.

BEDROOM 2. 10' 5" x 7' 10" (3.18m x 2.39m) Velux window to the rear elevation, uPVC to the side and a central heating radiator.

SHOWER ROOM & W.C Fitted with a new three piece suite comprising a shower cubicle, wash hand basin and a low level w.c. Chrome central heated towel rail and a Velux window to the rear elevation.

GARDENS & PRIVATE PARKING The property stands within a neat garden to the front, side and southerly facing rear, which will be laid to lawn. To the side is a neat block paved driveway providing private off road parking to the property.

TENURE We are advised that the properties are Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX We are advised that the property is currently awaiting its council tax banding.

MORTGAGE ADVICE We offer independent mortgage advice from the whole of the market through the Mortgage Advice Bureau. Our independent advisors search thousands of mortgage products to find the right one for their customers circumstances and needs. Some of these products cannot be found on the High Street and are exclusive to their network. We provide you with the advice you need face to face or if more convenient over the phone at a time to suit you. We will take care of everything from explaining all the options and helping you select the right mortgage, to choosing the most suitable protection for you and your family, and handling the whole application process. We pride ourselves on our professional service, which continues throughout the lifetime of our relationship, not just when your mortgage completes.

To make an appointment please ring 01943 465465 and we will arrange for our independent advisors to help you source the most suitable mortgage

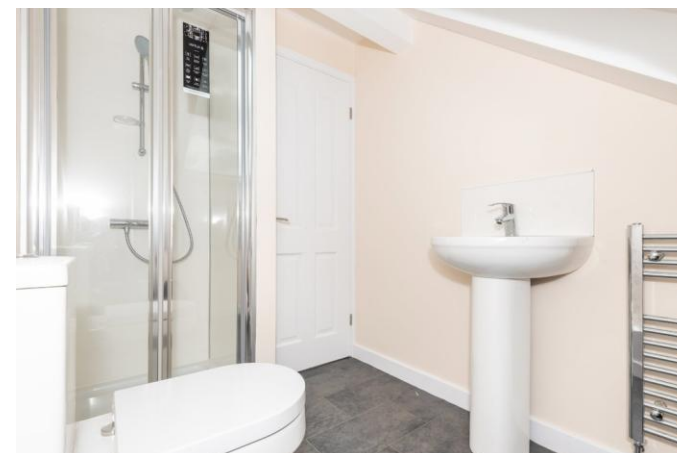
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Initial consultation is free of charge and without obligation. There will be a fee of £395 for mortgage advice taken on to an application. We may also receive commission from the lender.

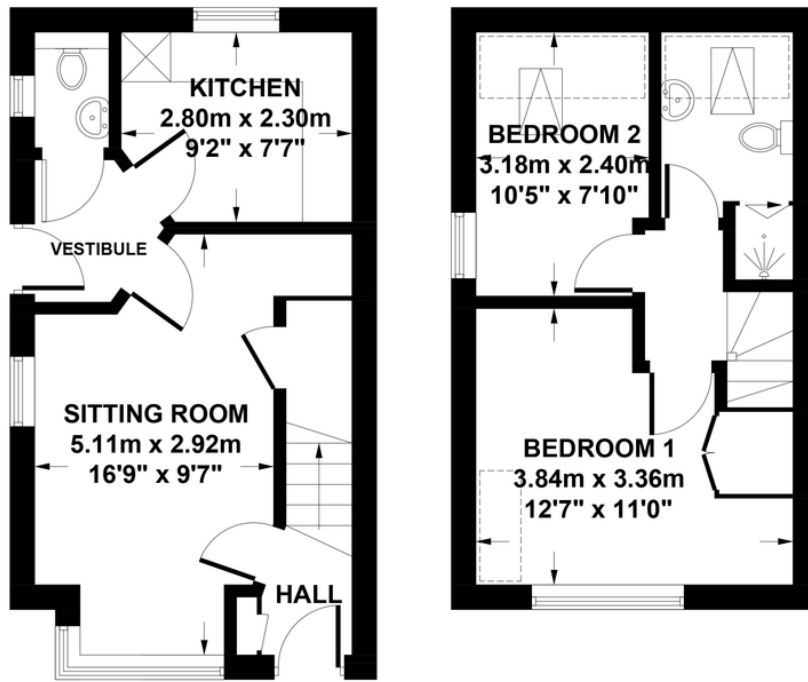
GENERAL The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced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

MONEY LAUNDERING REGULATIONS 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.

VIEWINGS We would be delighted to arrange a viewing for you on this property. To arrange a viewing 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, we are open 7 days a week.



 = REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR

FIRST FLOOR

170a WESTON DRIVE

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. (ID 530072)

EPC AWAITED



**Dale
Eddison**

 **OTLEY OFFICE**

52-54 Kirkgate

Otley

LS21 3HJ

01943 465465

otley@daleedison.co.uk

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.