

HARDISTY AND CO



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A CHARMING STONE PROPERTY WITH A MOST APPEALING INTERIOR - Beautifully presented and offered for sale in 'TURN-KEY' condition. Situated in a popular Otley location, close to excellent amenities, schools and transport links. In brief: Spacious lounge, farmhouse style kitchen, storage cellar, THREE LARGE DOUBLE BEDROOMS and a swish house bathroom. Outside, the property boasts front and rear courtyard gardens with parking on-street. This home is a real gem, call us now to ensure you don't miss out!

Council Tax - B



INTRODUCTION

A beautifully presented home situated in a popular Otley location, close to excellent amenities, schooling and transport links. This home has been stylishly adorned by the current vendors and offers an excellent opportunity for prospective buyers. In brief the property consists of; spacious living room, farmhouse style kitchen, storage cellar, three large double bedrooms and a dashing house bathroom. Outside, the property boasts front and rear courtyard gardens with parking on-street. This home is a real gem, call us now to ensure you don't miss out!

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS21 3DZ.

ACCOMMODATION

TO THE GROUND FLOOR

Smart composite door with glazed inserts leading into...

LOUNGE

14'0" x 13'0"

Such a lovely lounge, a room you will look forward to relaxing in of an evening. Lovely decor theme, ceiling cornice, wood effect floor. Handsome fireplace with modern surround, inset gas fire set upon a marble hearth. The room has a high ceiling which adds to the feeling of space and a bright and airy feel.

KITCHEN

11'11" x 9'11"

With wood effect floor covering extending from the lounge. Fitted with a range of shaker style wall, base and drawer units with solid wood worksurfaces over. Belfast sink with chrome mixer tap and ceramic drainer to the side. Metro style tiles to splashback areas. Ample space to add a dining table and chairs. Plumbed for a washing machine, Range style cooker with five ring gas burner and extractor over. Pleasant decor theme.

Recessed spotlights, space for a fridge/freezer. Composite door leading outside to the rear.

LOWER GROUND FLOOR
Steps lead down to...

CELLAR

With light and power, providing useful additional storage space. Space for additional appliances.

TO THE FIRST FLOOR

Staircase to the first floor...

LANDING

Neutral decor theme... Doors into...

BEDROOM ONE

13'0" x 11'1"

A good sized, light and airy double bedroom located at the front of the house. Understairs storage cupboard.



BEDROOM TWO

9'11" x 11'11"

A good sized double bedroom with neutral decor theme. The window provides a rear outlook. Cupboard housing the boiler with further ample storage space too.

TO THE SECOND FLOOR

Stairs lead up to...

BEDROOM THREE

13'2" x 11'9"

A spacious double room with a lovely finish and neutral decor theme. Velux window. Access hatch into the loft.

BATHROOM

13'2" x 7'10"

Much larger than average, fitted with a bath with thermostatic shower/control over and a glazed screen, low flush W.C and pedestal wash hand basin with mixer tap. Ceramic tiles to splashback areas and pleasant decor to the remainder. Vinyl floor covering. Lovely high ceiling with beams. Velux window.



OUTSIDE

At the rear, there is a pleasant, low maintenance area, perfect for adding tables, chairs, pots of flowers etc, sit here and enjoy a glass of something chilled with friends or family. The garden is enclosed by timber fencing. Small frontage.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice

through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

PLANNING & BUILDING REGS.

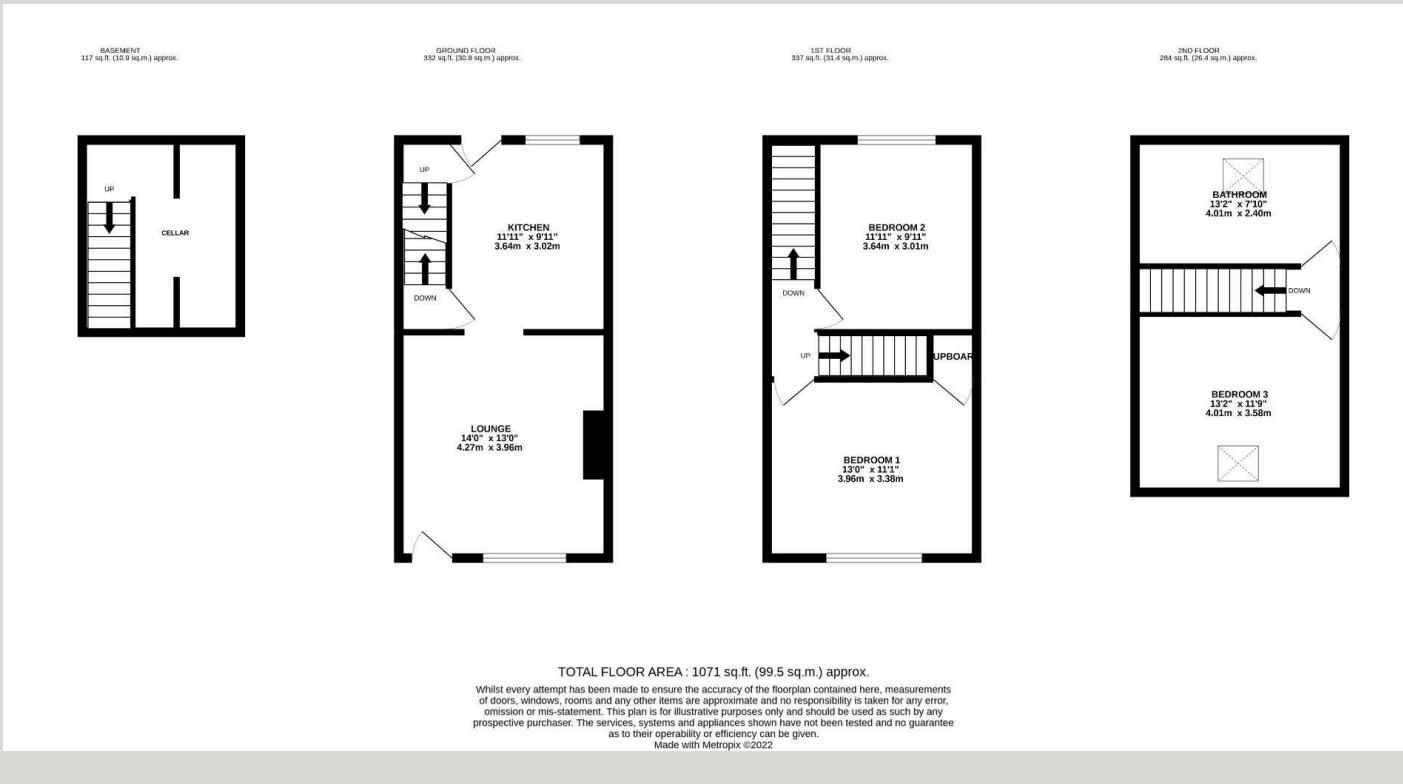
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



HARDISTY SALES

sales@hardistyandco.com

0113 2390012

hardistyandco.com