



37b North Avenue, Otley LS21 1AJ
Asking Price Of £185,000





37b North Avenue Otley LS21 1AN

OFFERED WITH THE ADVANTAGE OF HAVING NO ONWARD CHAIN, THIS TWO BEDROOMED SEMI DETACHED HOUSE ALSO INCLUDES A PRIVATE ENCLOSED GARDEN AND OFF ROAD PARKING

Superbly located, just a few minutes walk from the town centre, the local park and countryside walks, this stone built semi detached house is worthy of an appointment to view. Complemented by fresh decorations, gas central heating and sealed unit double glazing, the property commences with an entrance porch, sitting room and a dining kitchen to the ground floor. First floor with a landing, two bedrooms and the bathroom w.c.



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 PORCH Door with glazed insets to the front elevation.

SITTING ROOM 15' 1" x 11' (4.6m x 3.35m) Focal fireplace with a gas living fire inset, central heating radiators, useful under stairs storage cupboard and the staircase to the first floor. Window looking over the front elevation.

DINING KITCHEN 11' x 9' 4" (3.35m x 2.84m) Fitted wall and base units having work surfaces over, a sink unit inset and tiled splash backs surrounding. Built in oven and hob with an extractor hood over, the central heating boiler, a radiator, window and French doors out to the rear garden.

FIRST FLOOR LANDING With access to the following rooms:

BEDROOM 1. 11' max x 9' 10" (3.35m x 3m) Built in cupboard over the bulkhead, a central heating radiator and a window to the front elevation.

BEDROOM 2. 11' 1" x 6' 7" (3.38m x 2.01m) Central heating radiator and a window to the rear elevation.

BATHROOM W.C. Fitted with a three piece suite comprising a panelled bath, a wash hand basin and a low level w.c. Central heating radiator and a window to the side elevation.

GARDEN & PARKING To the front is a small open plan garden. Moving around to the rear is a larger garden, fully enclosed and incorporating a patio and neat lawn. There is also a gated driveway to the rear.

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 C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

MORTGAGE ADVICE We offer independent mortgage advice representative of 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.

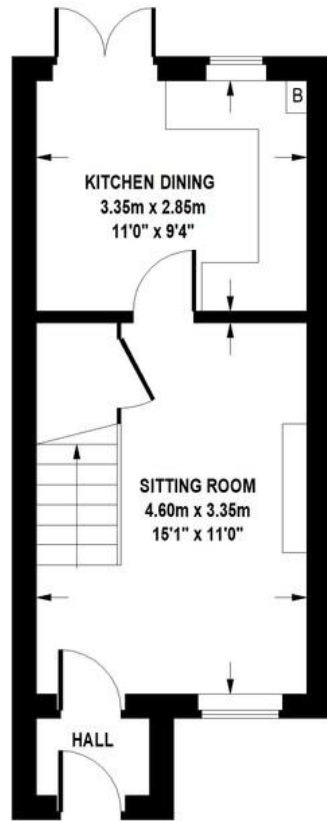
The Initial consultation is free of charge and totally without obligation. A fee is payable upon application and completion of the mortgage.

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.

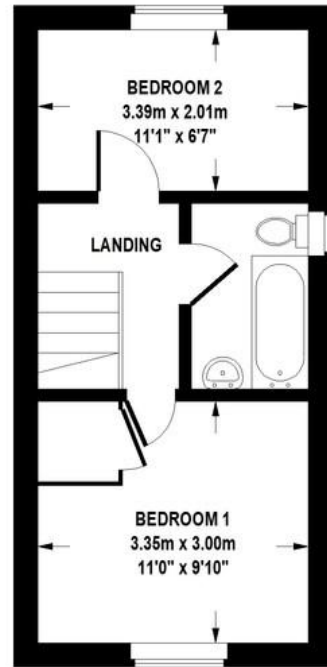
MONEY LAUNDERING REGULATIONS To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing 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. **OUR OPENING HOURS ARE:**
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm & Sunday: 11.00am - 3.00pm

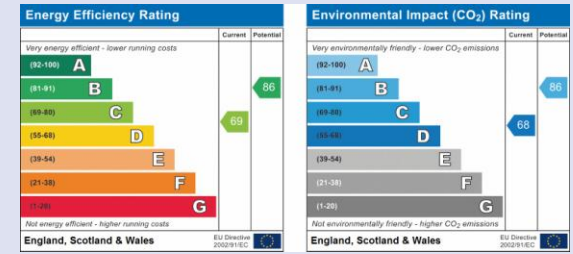




Ground Floor



First Floor



Dale Eddison

OTLEY OFFICE

52-54 Kirkgate

Otley

LS21 3HJ

01943 465465

otley@daleeddison.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.