



The Manor House Walkergate, Otley LS21 1HB

welcome to

The Manor House Walkergate, Otley

A sympathetically converted, historic building, dating back to before 1851. Located in the heart of Otley, this home boasts private outdoor space with original character features, a high interior specification and a southerly rear-facing aspect. Call the office to discuss further.



Otley

Otley is a thriving market town approx. 10 miles from Leeds City Centre and sits in the Vale of the famous Otley Chevin. Otley has a wide range of amenities, shops, bars, cafes, restaurants and supermarkets and there is a regular market. There are regular buses that service Leeds, Bradford, Harrogate and surrounding areas, ideal for commuters and there are some well regarded primary and secondary schools, perfect for families with children. Otley has an abundance of attractions including Otley Courthouse Arts Centre, Browns Gallery and Kirkgate Arcade Shopping Centre. The real attraction has to be Wharfemeadows Park which has a fabulous children's play area, outdoor gym, skate park, tennis courts and café. There are also pleasant walks along the riverside, plenty of green space and boats to hire in the warmer months.

Photos

****Please note that all images have been digitally dressed for marketing purposes, please refer to brochure specification for clarity****

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Manor House Walkergate, Otley

- Sympathetic Character Conversion
- Historic Building Predating 1851
- Private Outdoor Space retaining Character Features
- Central Otley Location
- High Interior Specification

Tenure: Freehold EPC Rating: Exempt

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEA106528 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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