



£160,000

1 Bedroom Terraced House for sale  
Rear of 7 New Market, Otley







## Overview

Oil-filled thermostatically controlled radiators with smart app technology for maximum control and efficiency. Off-street parking just off New Market is available on a first come first served basis.



## Key Features

- NO ONWARD CHAIN
- Charming 1 double bedroom cottage
- Fully refurbished to an excellent standard
- High spec kitchen & bathroom
- Situated in the heart of the charming market town of Otley
- Patio area in a quiet courtyard setting
- Off street parking usually available close by
- Low council tax bills & energy efficient heating system
- EweMove are OPEN 24/7 for your enquiries









A great alternative to a flat and being freehold, this lovely cottage doesn't have any expensive service charges. Ideally suited for a single person or couple, perfect for first-time buyers, great for downsizers or it could be used as a holiday let or as a long-term let investment (expected rent circa £775 PCM).

The developer has really gone to town with a high spec throughout the cottage. The kitchen boasts quartz worktops contrasting with classy shaker-style painted base and units. Integrated appliances include an under-counter fridge with a freezer compartment, a Neff induction hob and Neff electric oven. Undercounter lighting is a nice touch.

With the right choice of furniture, the sitting/dining area can accommodate a compact sofa and bistro-style table and chairs. A TV connection point has been created on the stairs wall. Under the stairs, you will find useful storage cupboards and plumbing for a washer/dryer.



Upstairs the landing area incorporates a clothes cupboard with a hanging rail. Pocket doors to the bedroom and shower room maximise the available space with the exposed wooden beams adding character creating a lovely cottage feel. The contemporary chic bathroom is fully tiled and includes an illuminated mirrored wall cabinet, heated towel rail and walk-in shower with an electric shower with recess for toiletries.

Outside the front patio provides not only space to grab some fresh air but also gives you the opportunity to say hello to the friendly neighbours. On-street parking is available on New Market from 6 PM until 8 AM the next day.

The central location means all of the pubs, local shops and cafes are within easy walking distance. The bus station and nearest supermarket are under a minute's walk away so perhaps it's time to ditch the car!

From the Bondgate entrance to Sainsbury's supermarket, follow New Market crossing Mercury Row and take the next left. The enclosed courtyard is accessed through metal gates on the right-hand side with the house being located on the left.

This home includes:

- 01 - Kitchen/Dining/Living Room

4.34m x 2.92m (12.7 sqm) - 14' 3" x 9' 6" (136 sqft)

Maximum dimensions

- 02 - Bedroom 1

2.82m x 1.94m (5.4 sqm) - 9' 3" x 6' 4" (58 sqft)

- 03 - Landing

- 04 - Shower Room

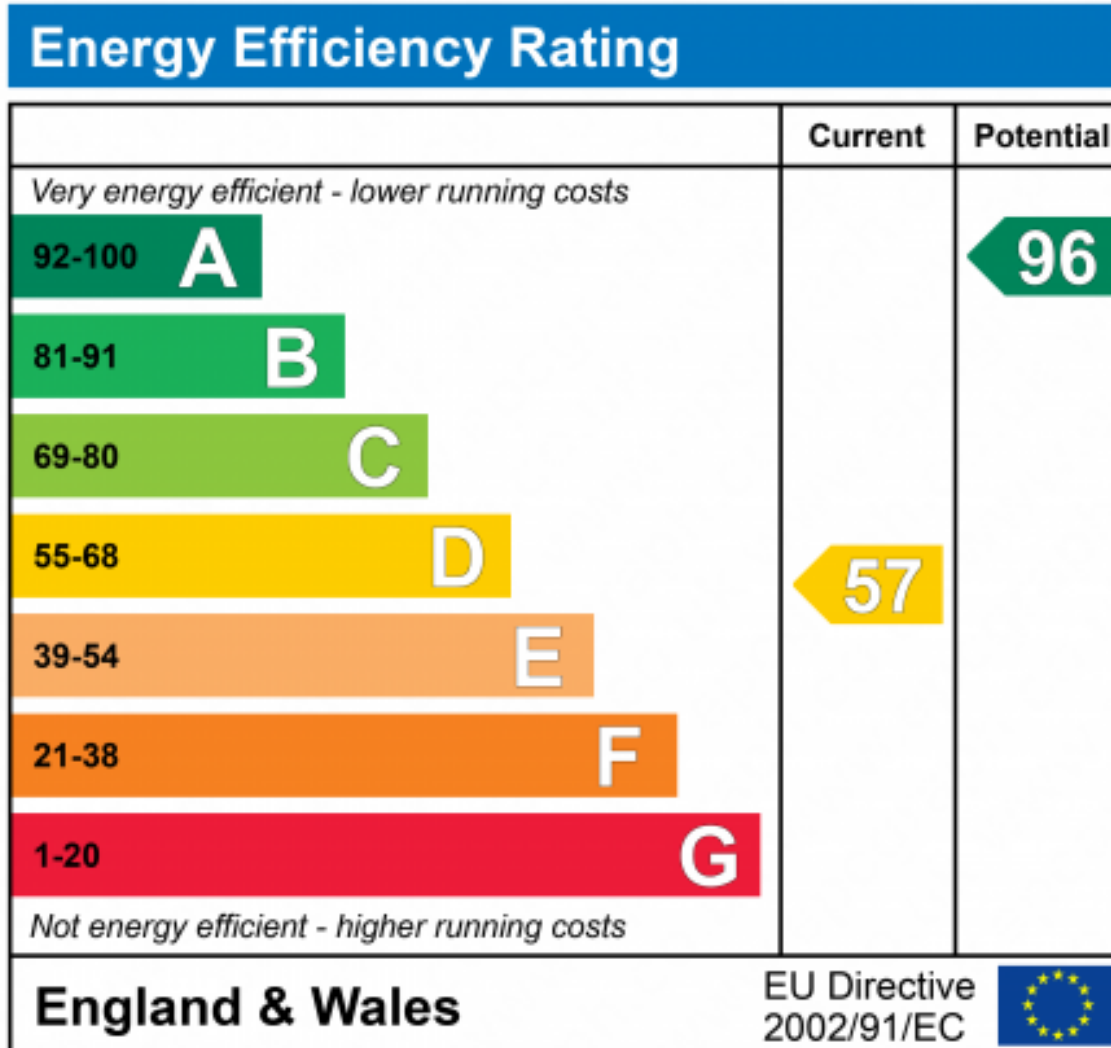
Please note, all dimensions are approximate / maximums and should not be relied upon for the purposes of floor coverings.

Additional Information:

- Smart controlled electric heating

Oil-filled thermostatically controlled radiators with smart app technology for maximum control and efficiency.

# Floorplans







Marketed by EweMove Otley & Guiseley

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