

WESTLAKE & CO
CHARTERED SURVEYORS

- **Former Office Premises with Planning Consent for Change of Use to a spacious three bed dwelling (122sq.m./1,313sq.ft) on two floors plus useful basement and attic storage, forecourt parking and charming walled garden.**

Property needs kitchen, bathroom, central heating and cosmetic refurbishment.

- **Convenient town-centre location within level walking distance of shops and other community facilities.**
- **Excellent value for money at just £165,000 (freehold).**



43 OTLEY STREET, SKIPTON, BD23 1EL.

This spacious and attractive terraced property has been used as an office for many years but now has Planning Consent for conversion to a dwelling so that the buyers can create their own dream home, fitted-out and equipped to their personal taste.

N.B. A Similar terraced house nearby was sold last year for over £200,000.



**The Estate House, South Street, Gargrave
Skipton, North Yorkshire, BD23 3RT**

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Accommodation (as existing):

Ground Floor:

Entrance Porch.

Reception Office, 5.55m x 4.28m.

Private Office, 4.34m x 3.70m with elegant cast iron stove in stone surround, garden door and fitted cupboards.

Office, 3.27m x 2.75m.

Basement:

Useful Cellar Storage, 5.78m x 2.75m (limited headroom).

First Floor:

Landing.

Front Office, 4.43m x 19.60m plus recess with electric storage heater and access to attic Storage, 5.73m x 4.50m.

Front Office, 4.43m x 3.34m with gas fire.

Rear Office, 4.28m x 3.30m with gas fire.

Kitchen, 1.70m x 3.18m with stainless steel sink and fitted cupboards.

WC and toilet basin.

Second Floor:

Attic Bedroom/Playroom/Studio, 5.75m x 4.50m with dormer window and electric storage heater.

Outside:

Car Parking Forecourt.

Private rear lawned Garden with direct access onto Rope Walk.

Gross internal floor area 122sq.m. (1,313sq.ft) on two floors plus basement and attic, 42sq.m. (452sq.ft).

Council Tax: To be assessed.

Services: All mains services are available and installed.

None of the services have been tested.

EPC: Available on request.

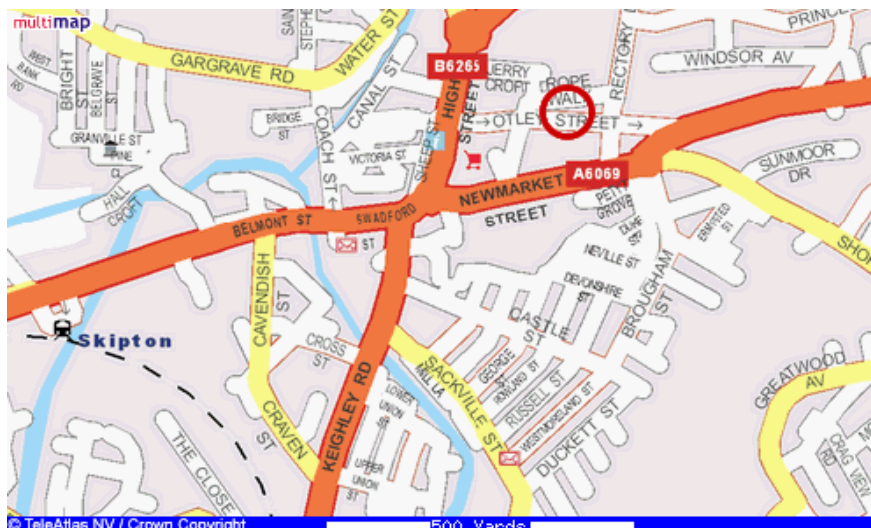
V.A.T. Not applicable.

Planning: Planning Consent for a Change of Use was granted on 24th January 2012 (application no. 63/211/12245).

Viewing: By arrangement with the sole agents.



The Garden



Date of Preparation: 26th January 2012

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.