



HUNTERS[®]

HERE TO GET *you* THERE



Leeds Road, Otley, LS21

£495,000

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A smartly presented four/five bedroom detached house, of individual design, offering attractive living accommodation over two floors, complemented by gas fired central heating and UPVC double glazing and benefitting from a useful full loft room measuring the full width of the property. The principal living accommodation is on the ground floor, having entrance porch and hallway, a well proportioned living room complete with working open fire, a well equipped kitchen dining room, two double bedrooms, a single bedroom currently being used as an office/study, and house bathroom. The lower ground floor offers a great deal of flexibility and can be adapted to suit a family's requirements; there is a further bedroom, utility room and fifth bedroom or additional reception room, plus undercroft storage across the full width of the house, a useful back porch and downstairs WC. Externally, there are well established gardens to both the front and rear of the house, the rear garden having a sunny aspect with treetop views, ample driving parking and turning space, and a single detached garage. A viewing is recommended to fully appreciate the accommodation that this lovely home has to offer.

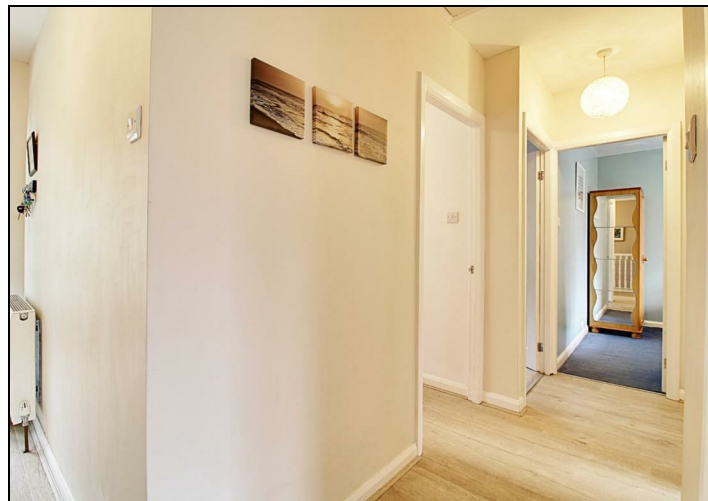
Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



KEY FEATURES

- FOUR/FIVE BEDROOMS
- DETACHED FAMILY HOME
- SPACIOUS AND FLEXIBLE ACCOMMODATION
- PLENTY OF STORAGE
- LARGE LOFT ROOM
- WELL ESTABLISHED GARDENS FRONT AND REAR
- AMPLE DRIVEWAY PARKING AND GARAGE
- EPC RATING D













Leeds Road, Otley, LS21
 Total Area = 2,196 Sq.Ft. (204 Sq.M.)
 (Excluding loft room)



Please note, all measurements are approximate and are for display / marketing purposes only.

DIRECTIONS

From our Hunters Otley offices in Kirkgate, continue along Bondgate, becoming Gay Lane and Leeds Road. At the roundabout continue straight ahead and the property can be found a short distance on the left hand side, clearly identified by the Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Leeds City Council

ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 63 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | 74 |
| EU Directive 2002/91/EC | |

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