



HUNTERS[®]

HERE TO GET *you* THERE



Arthington Lane, Arthington, Otley, LS21

£649,950

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This beautiful property has undergone a major transformation, extended and remodelled the house has been transformed into an impressive family home. At the heart of the property is an ultra modern open plan kitchen/diner that has been designed to make the most of the stunning views to the rear. On the ground floor there are a further two reception rooms, a cloakroom and a utility room. Upstairs there are three double bedrooms one with ensuite and a house bathroom, the property has under floor heating throughout and has been finished to a very high standard. Additionally, adjacent to the main building there is a generously sized separate annex with a bathroom, offering the buyer flexibility depending on ones needs; the spectacular views would make this the ultimate home office, home gym or even a further bedroom. To complete this wonderful property, there is a courtyard style garden, providing space to relax and enjoy the surroundings and gated parking for several cars.

Arthington is located near to Pool-in-Wharfedale, offering easy access to the post office, village pubs, church, and additional village amenities available locally. Further amenities and schooling available throughout the area in neighbouring Otley, Harrogate, Ilkley and Guiseley. Leeds Bradford Airport is a short drive away, and there is also a regular bus service, as well as the nearby Weeton railway station. The towns of Leeds and Harrogate are within easy reach and the property is ideally located for access to the A1/M1.

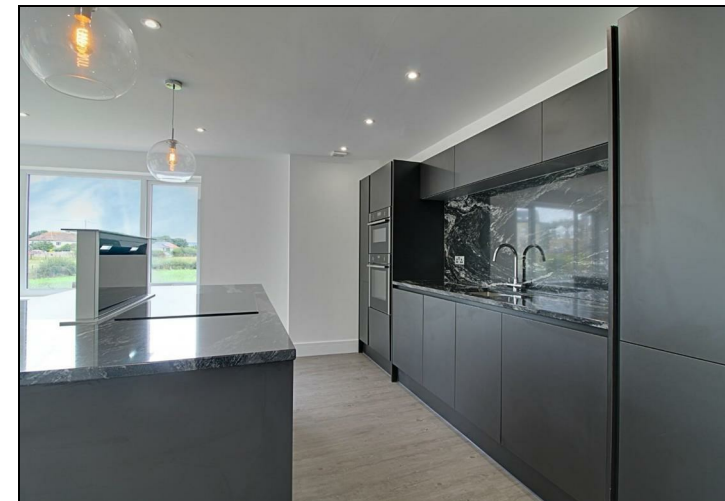
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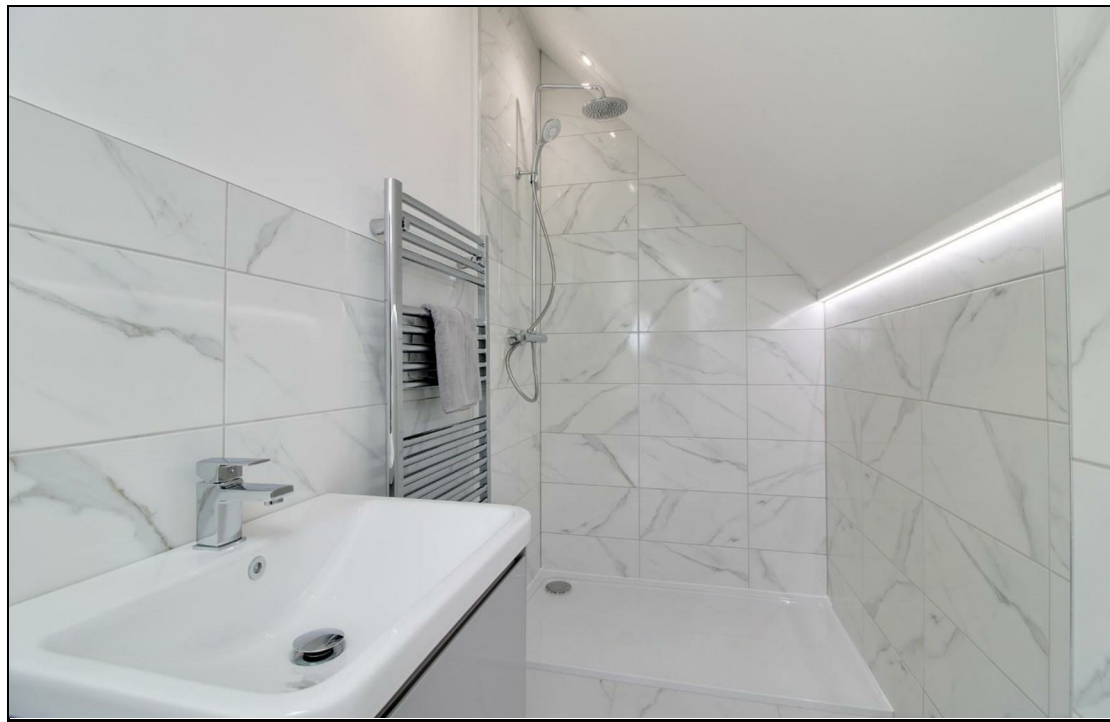


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KEY FEATURES

- SUPERB VIEWS
- RENOVATED TO A HIGH STANDARD
 - THREE DOUBLE BEDROOMS
 - TWO LARGE RECEPTION ROOMS
- ANNEX WITH EN SUITE BATHROOM
 - EPC TO FOLLOW
 - AMPLE PARKING
 - NO CHAIN

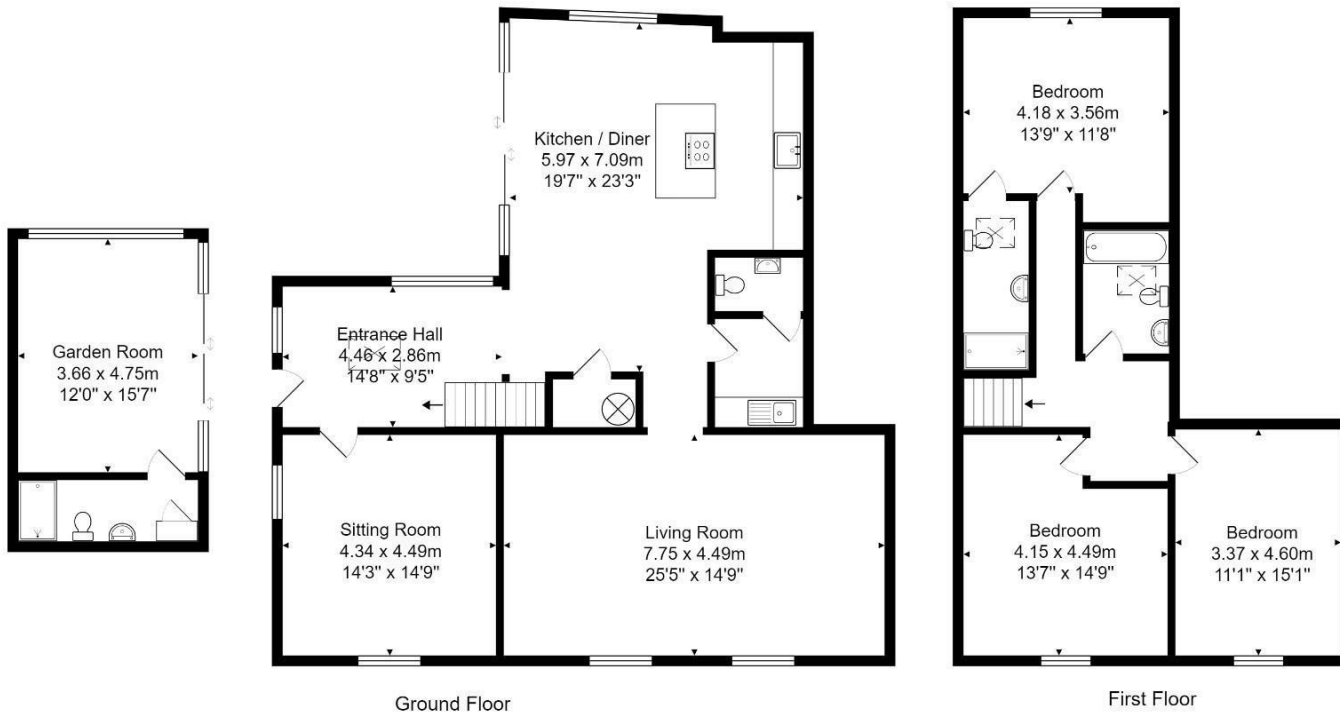












Ground Floor

First Floor

Total Area: 211.2 m² ... 2274 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Pool In Wharfedale along Pool Road (A659). At the junction by the petrol station, turn right onto Main Street. Proceed along Main Street until you get to the mini roundabout (The White Hart is on your left), taking the first exit straight ahead onto the Arthington Lane (A659). Continue along Arthington Lane and just as you approach Creskeld Lane the property can be found on the left hand side identified by the Hunters Exclusive board

AGENTS NOTES

Tenure: Freehold

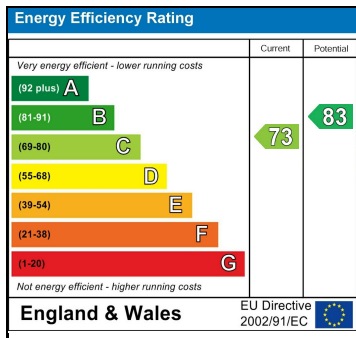
Council Tax Band

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.



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