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HERE TO GET *you* THERE

Clifton Cottage, Clifton Lane, Newall With Clifton, Otley, LS21
2HE

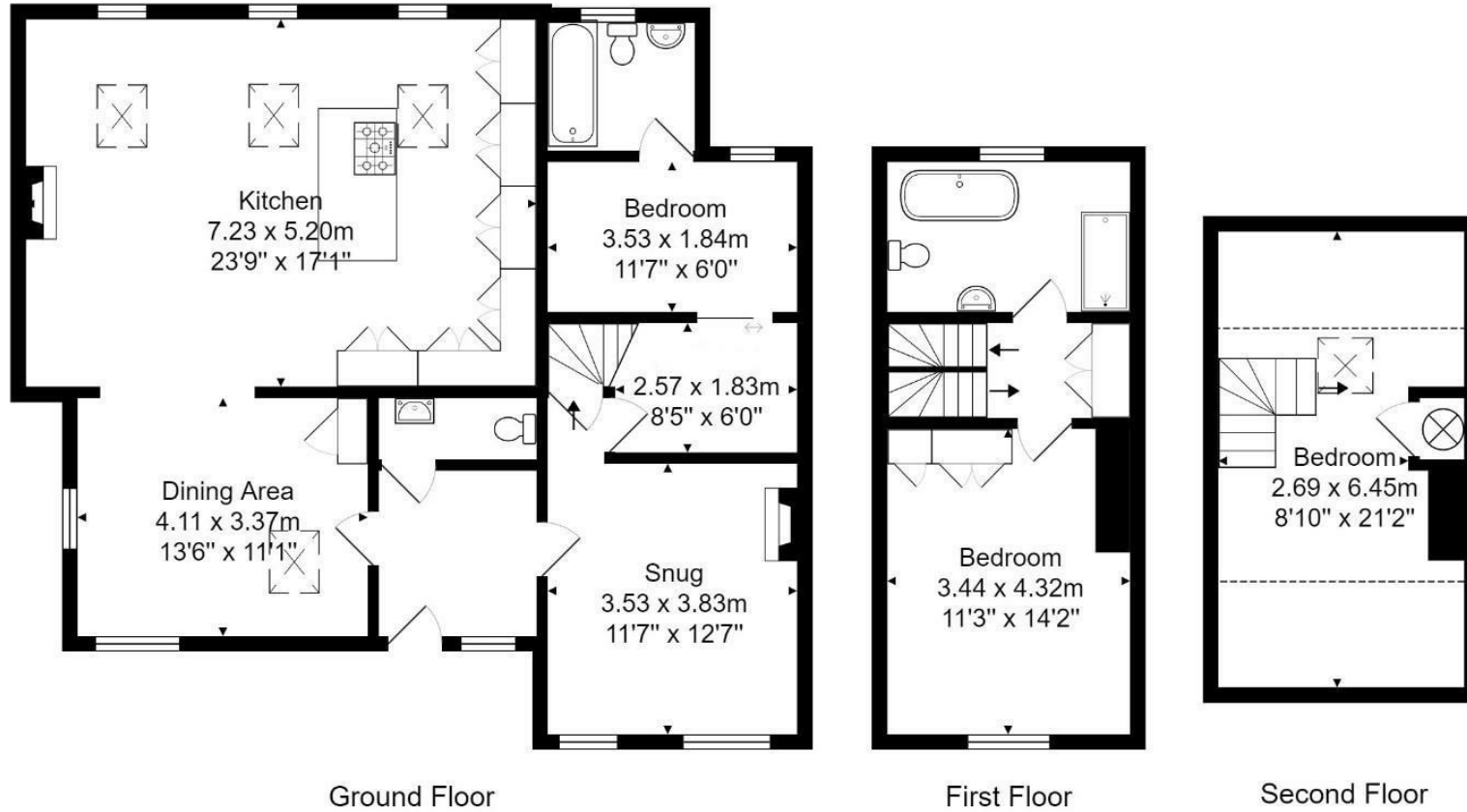
Clifton Cottage, Clifton Lane, Newall With Clifton, Otley, LS21 2HE

£475,000

Clifton Cottage is a Grade II listed 18th century property in the heart of Newall With Clifton village. Thoughtfully extended and restored throughout the property loses none of its cottage charm but also has complimentary modern fixtures and fittings. The property briefly comprises: an entrance hallway, WC, dining area, open plan kitchen living area, a further sitting room and ground floor bedroom with en suite. To the first floor is a bedroom and the house bathroom with a further bedroom on the second floor. To the outside is an attractive south facing lawned garden. The property comes to market CHAIN FREE.

Newall With Clifton is a charming village on the outskirts of Otley. 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.

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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill. Continue on this road where you will pass the Hospital on your left hand side. After the Hospital, continue up the hill, passing the Roebuck Pub on the left hand side and continue heading out of Otley. At the brow of the hill turn left onto Clifton Lane. As the road enters into the village the road bears left. Take the third entrance on your right immediately after the house with the white wrought iron fence. Turn right again and the property is on the right and has Clifton Cottage on the garden gate. Please park on the gravel area in front of the gate.

AGENTS NOTES

Tenure: Freehold

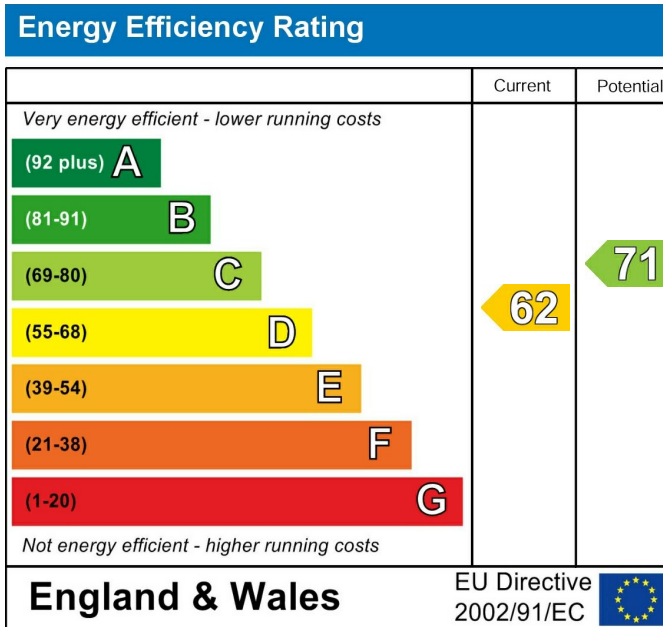
Council Tax Band B, Harrogate Borough Council

ADDITIONAL NOTES

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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