







HUNTERS[®]

HERE TO GET *you* THERE

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Fawkes Drive, Otley, LS21

£385,000

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Offered to the market with no onwads chain and enjoying a corner plot location at the end of a cul de sac, this three bedroom detached house must be viewed to be fully appreciated. The accommodation, in brief, comprises an entrance hallway, a living room leading through to a dining room, a kitchen and ground floor shower room. To the first floor there are two double bedrooms including the main bedroom with an ensuite, a generous single bedroom and a house bathroom. As well as its enviable positioning, the property benefits from having a detached single garage with driveway parking for several vehicles.

Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. 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



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KEY FEATURES

- THREE BEDROOM DETACHED
 - GARDENS TO THREE SIDES
 - DETACHED SINGLE GARAGE
- BATHROOM & DOWNSTAIRS SHOWER ROOM
- MAIN BEDROOM WITH ENSUITE
 - DRIVEWAY PARKING
- POPULAR LOCATION FOR FAMILIES
 - SPACIOUS CORNER PLOT
 - EPC RATING D
 - NO CHAIN

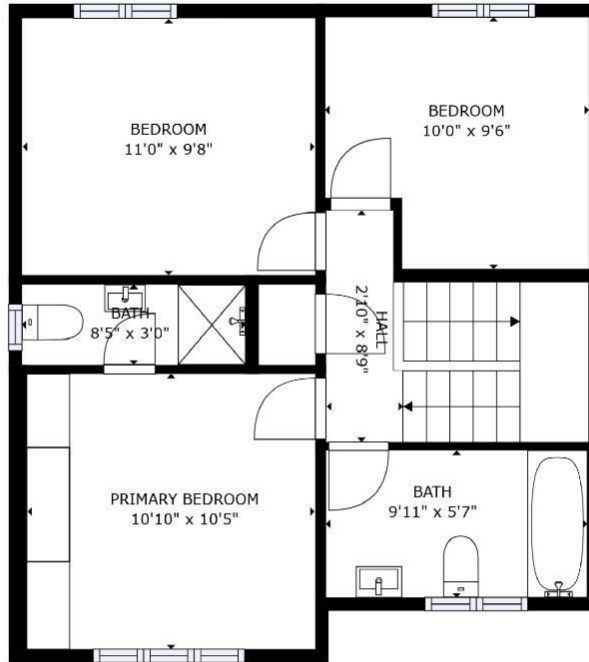








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 516 sq. ft, FLOOR 2: 489 sq. ft
 TOTAL: 1005 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate, straight ahead at the mini roundabout, until you reach the second roundabout. Take the second exit, continuing along Bradford Road before turning right onto Duncan Avenue. At the end of Duncan Avenue turn left onto West Busk Lane, then left again into Fawkes Drive. Bear right to the end of the cul de sac and the property can be found in the far left hand corner, and can be clearly identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, 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.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	80
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	