



HUNTERS[®]
HERE TO GET *you* THERE

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Westbourne Close, Otley, LS21

£510,000

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This lovely four-bedroom two bathroom semi-detached family home offers plenty of versatile living space with a modern wrap-around extension. Located in a quiet cul de sac not far from Otley Town Centre. The highlight of the property is the fabulous open-plan kitchen diner, which comes with fully-integrated appliances that include a double oven, dishwasher, gas hob and microwave. The kitchen diner also benefits from bi-folding doors that lead out to a well established south-facing garden. The ground floor of the property boasts a large family living room (currently being used as a bedroom) a snug that could be used as a home office or children's play room, a downstairs WC with separate wet room. The current vendor has created a useful area housing the utilities and a further reception room (which could be used as a fourth bedroom) that overlooks the garden. Moving upstairs, there are two double bedrooms, a family bathroom, and a single bedroom. Additionally, there is loft access with potential for further development. Outside, there is a driveway with space for two cars. The garden is well-established and beautiful, featuring a purpose-built soundproof music studio. At the far end of the garden there is a large decking area and timber log cabin with prepared space for a log burner making this perfect for all year round use. For outdoor storage as well as the cabin there is a useful shed just behind the music studio.

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
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KEY FEATURES

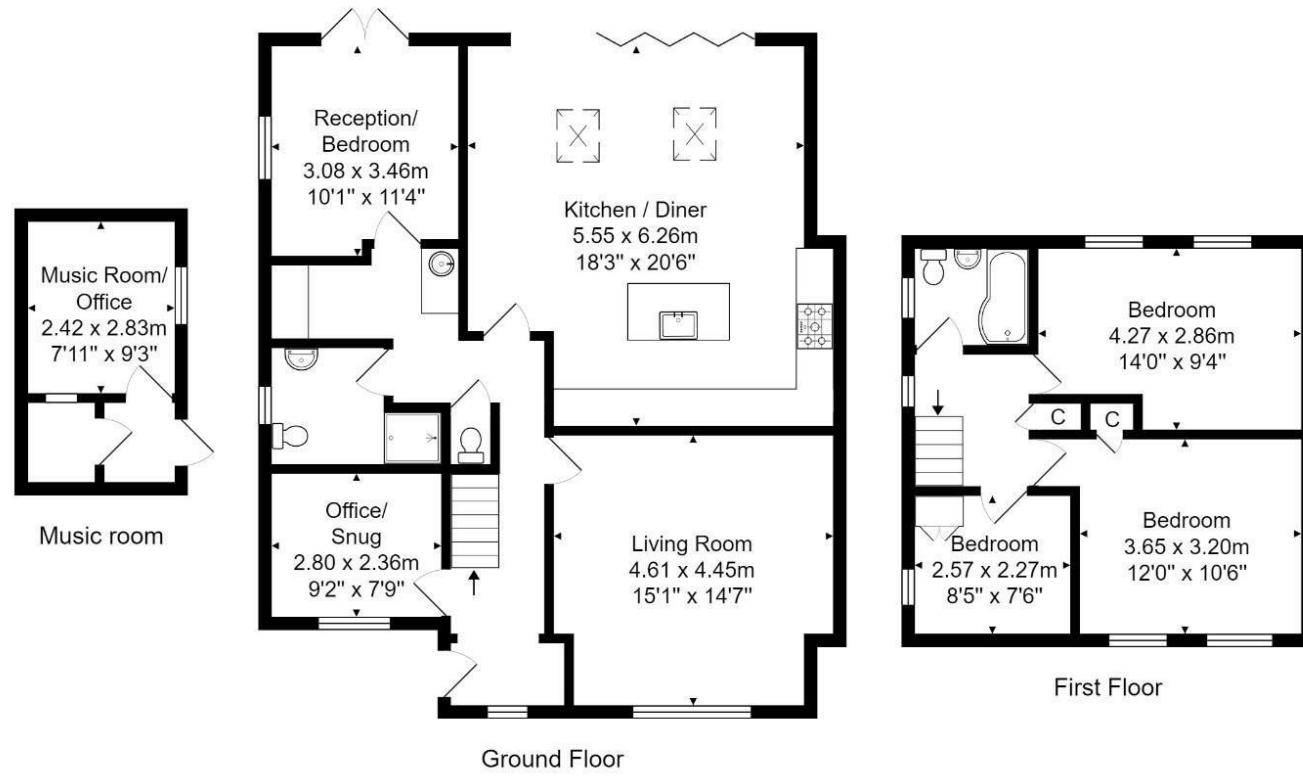
- FOUR BEDROOM FAMILY HOME
 - TWO BATHROOMS
- LARGE OPEN PLAN KITCHEN DINER
 - SOUTH FACING GARDEN
 - LOG CABIN
 - SOUND PROOF MUSIC STUDIO
- OFF STREET PARKING FOR THREE CARS
 - COUNCIL TAX BAND D
 - EPC C











Total Area: 145.2 m² ... 1563 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 on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Straight after the roundabout start to look to your right for the turning onto Westbourne Close, the property will be on your right hand side and can be identified by our For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band: D

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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