



HUNTERS[®]

HERE TO GET *you* THERE



Westbourne Grove, Otley, LS21

£235,000

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A tastefully renovated two bedroom mid terrace property, within walking distance of the centre of Otley and all of its amenities. The property briefly comprises: an entrance hallway, living room, open plan kitchen dining area and a WC. To the first floor are two double bedrooms and a bathroom. To the front of the property there is off street parking for a couple of vehicles and to the rear is a good size garden which includes two paved seating areas, and a large shed with power & lighting. The property comes to market CHAIN FREE.

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.

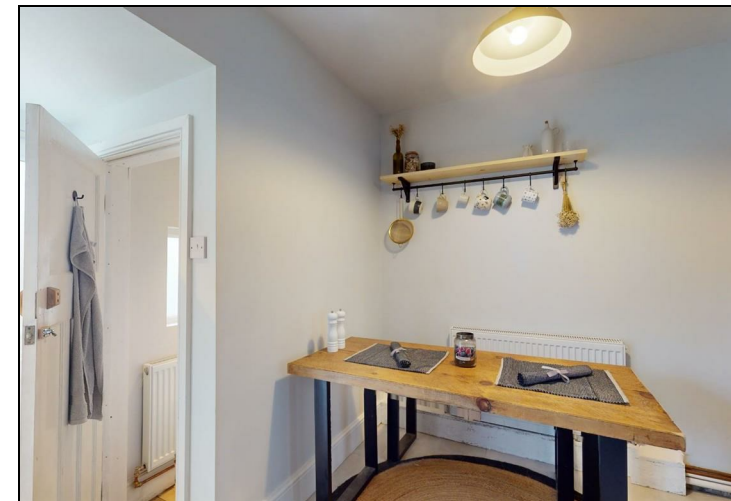
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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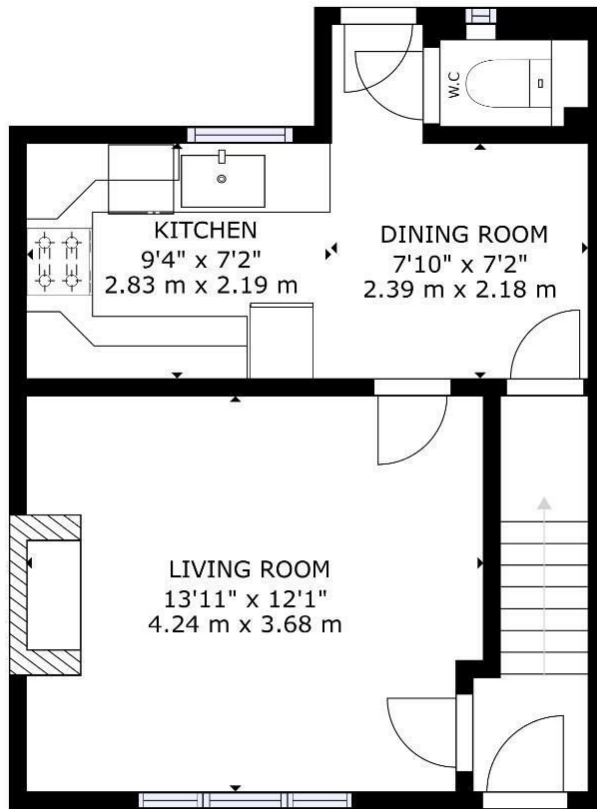
KEY FEATURES

- TWO BEDROOM MID TERRACE
- MODERNISED THROUGHOUT
 - TWO DOUBLE BEDROOMS
 - OFF STREET PARKING
- GOOD SIZE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
 - EPC RATING D
 - NO CHAIN

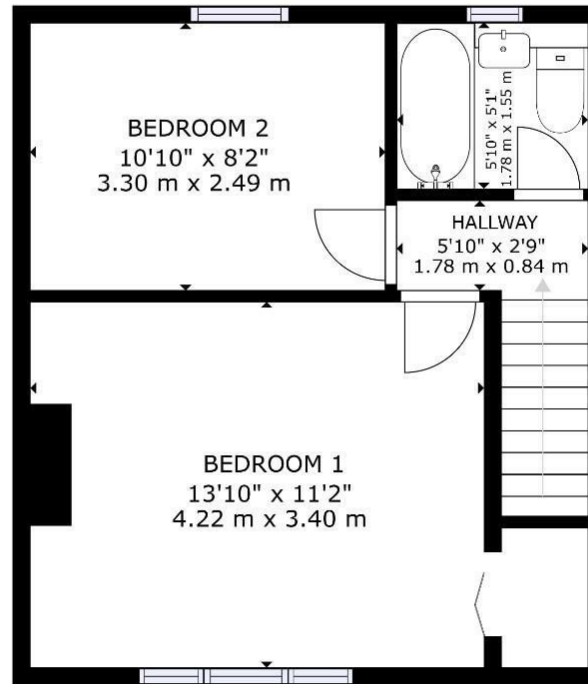








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 366 sq ft, 34.05 m²; FLOOR 2: 334 sq ft, 31.03 m²
 TOTAL: 700 sq ft, 65.08 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters offices in Kirkgate, proceed along Burras Lane. at the junction turn right onto West Chevin Road, then turn left onto Bradford Road. At the roundabout take the second exit to stay on Bradford Road. Take the second turning on the right into Westbourne Grove and the property can be found on the left hand side, identified by our 'For Sale' board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band, B, 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	
England & Wales	

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