



HUNTERS[®]
HERE TO GET *you* THERE

 4  2  2  E

Farnley Lane , Otley, LS21

£440,000

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This immaculately presented four bedroom Victorian stone terrace comes complete with high quality fixtures and fittings from start to finish, and is within easy reach of Otley town centre amenities as well as walking distance from Prince Henrys Grammar School. Set over three floors and retaining many original features, this ideal family home offers generous accommodation and benefits from having an enclosed low maintenance south facing garden to the rear and triple glazing throughout. In brief, on the ground floor, there is a welcoming entrance hall, well proportioned living room, an open plan dining kitchen with a door leading out to the garden, a utility room and downstairs WC; to the first floor, there are two double bedrooms, and a bathroom including a separate shower; and on the top floor, two further double bedrooms and a shower room. In addition, to the rear of the property, there is a single garage and a parking space. This property boasts splendid views over the Chevin and comes to market CHAIN FREE.

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.

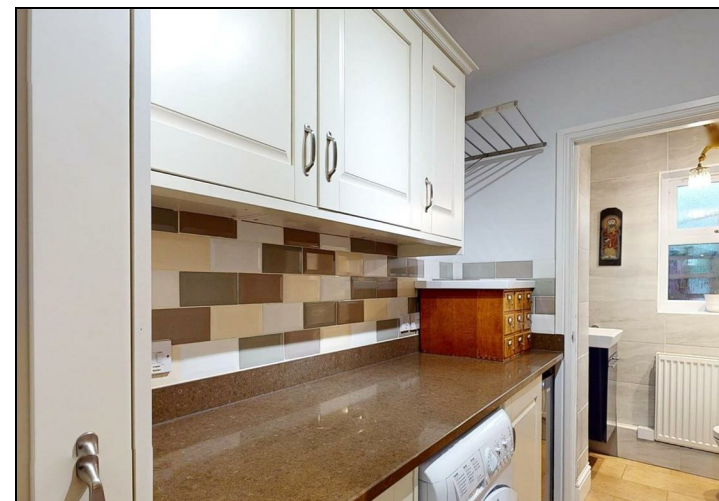
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

- FOUR DOUBLE BEDROOMS
- IMPRESSIVE STONE BUILT MID TERRACE
- SUPERBLY PRESENTED THROUGHOUT
 - BATHROOM, SHOWER ROOM & DOWNSTAIRS WC
 - SINGLE GARAGE & PARKING SPACE
- ENCLOSED SOUTH FACING REAR GARDEN
- CONVENIENT LOCATION WITH SPLENDID VIEWS OF THE CHEVIN
 - EPC RATING E
 - TRIPLE GLAZING THROUGHOUT
 - CHAIN FREE









GROSS INTERNAL AREA
 FLOOR 1: 662 sq ft, FLOOR 2: 492 sq ft, FLOOR 3: 357 sq ft
 REDUCE HEADROOM: 77 sq ft
 TOTAL: 1513 sq ft
MEAS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



DIRECTIONS

From our Hunters Otley offices on Kirkgate, follow the road down to the main lights. Proceed through the lights, around Manor Square and continue along Bridge Street. Cross over the river and then take the first turning on the right into Farnley Lane where the property can be found on the right hand side, identifiable by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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	73	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		41
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		