



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Northwell Gate, Otley, LS21

£250,000

**HUNTERS**<sup>®</sup>  
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A fabulous extended two bedroom semi detached property, with a single storey rear extension and a converted loft, must be seen to be truly appreciated. The accommodation, in brief, comprises an entrance hallway, living room, an open plan kitchen/living room and WC., to the ground floor. To the first floor, there are two double bedrooms and the bathroom. To the second floor, there is a versatile loft room which could be used as an occasional bedroom or possibly a home office. Externally, there is a lawned garden and driveway for several cars to the front. And to the rear, there is a flagged seating area, a low maintenance garden and a large versatile garage/workshop. The property comes to the 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

- TWO BEDROOM SEMI DETACHED
- SINGLE STOREY REAR EXTENSION
  - VERSATILE LOFT ROOM
- SPACIOUS GARAGE/WORKSHOP
- PARKING FOR SEVERAL CARS
- FRONT & REAR GARDENS
  - EPC RATING D
- NO ONWARD CHAIN



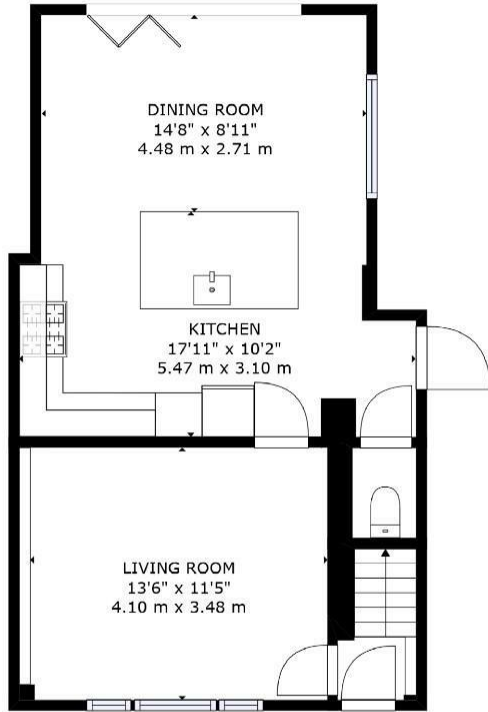




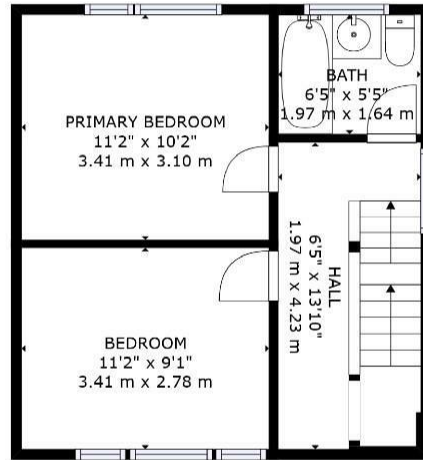




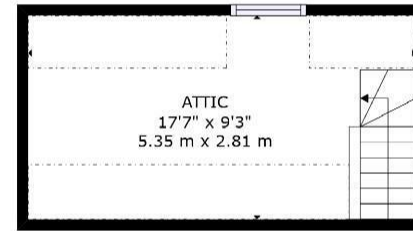




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 514 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 354 sq. ft, 33 m<sup>2</sup>  
 FLOOR 3: 93 sq. ft, 9 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 69 sq. ft, 6 m<sup>2</sup>  
 TOTAL: 962 sq. ft, 89 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**DIRECTIONS**

From our Hunters Otley offices on Kirkgate, proceed to the traffic lights and go straight ahead continuing over the river. Continue up Billams Hill, then turn left onto Weston Lane. After approximately one mile, turn right and then at the T junction, turn left onto Weston Drive. Continue past the parade of shops on the left hand side and then turn right into Northwell Gate. The house can be found on the right hand side and can be identified by our Hunters FOR SALE board.

**AGENTS NOTES**

Tenure: Freehold

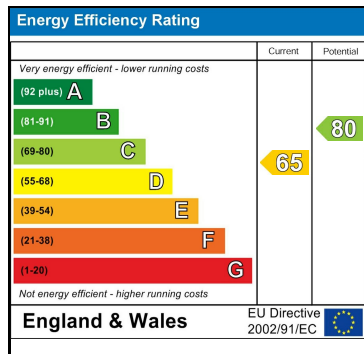
Council Tax Band B, Leeds City Council

**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



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