



HUNTERS[®]

HERE TO GET *you* THERE



3



2



2



B

Mill Way, Otley, LS21

£385,000



A well presented mid townhouse, having three double bedrooms, is located within the popular Garnett's Wharfe development enjoying a westerly facing rear garden and set over three floors. The accommodation comprises an entrance hallway, a versatile storage cupboard, a study/playroom, a WC and an open plan kitchen/dining room, to the ground floor. To the first floor, there is a living room, the house bathroom and a spacious double bedroom. To the second floor, there are two further double bedrooms, one of which has a Jack and Jill shower room arrangement with the landing. To the front of the property is a small low maintenance garden, and to the rear, is a westerly facing lawned garden with direct access to the single garage and driveway.

Garnett's Wharfe is situated in a popular residential area in the historic market town of Otley. 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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- THREE BEDROOM TOWNHOUSE
- OPEN PLAN LIVING/DINING ROOM
- VERSATILE STUDY/PLAYROOM
 - DOWNSTAIRS WC
- HOUSE BATHROOM & EN SUITE SHOWER ROOM
- WEST FACING REAR GARDEN
- SINGLE GARAGE & DRIVEWAY PARKING
- EPC RATING B









GROSS INTERNAL AREA
 GROUND FLOOR 418 sq.ft. FLOOR 1 384 sq.ft. FLOOR 2 384 sq.ft.
 EXCLUDED AREAS : GARDEN 368 sq.ft.
 TOTAL : 1,186 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed in the direction of Pool in Wharfedale along the A659. Mill Way, the entrance to the Garnett's Wharfe development is on the left hand side before you get to Otley Garden Centre. The property can be found on the left hand side as the road bends to the right and can be identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold. Please note that there is a service charge of £111 payable to the estate management company for the upkeep of the grounds.

Council Tax Band E, 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	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	
EU Directive 2002/91/EC	
England & Wales	

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.