



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Weston Drive, Otley, LS21

## £230,000

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

A smartly presented three bedroom semi detached house situated in a popular residential area of Otley. Having gardens to both front and rear, and with generous parking facilities, this spacious family home briefly comprises, to the ground floor, a welcoming entrance hall, well proportioned living room, and impressive kitchen diner. To the first floor, there are three good sized bedrooms and a bathroom. There is a useful lean to the side and a versatile outbuilding to the rear. This property 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. 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  
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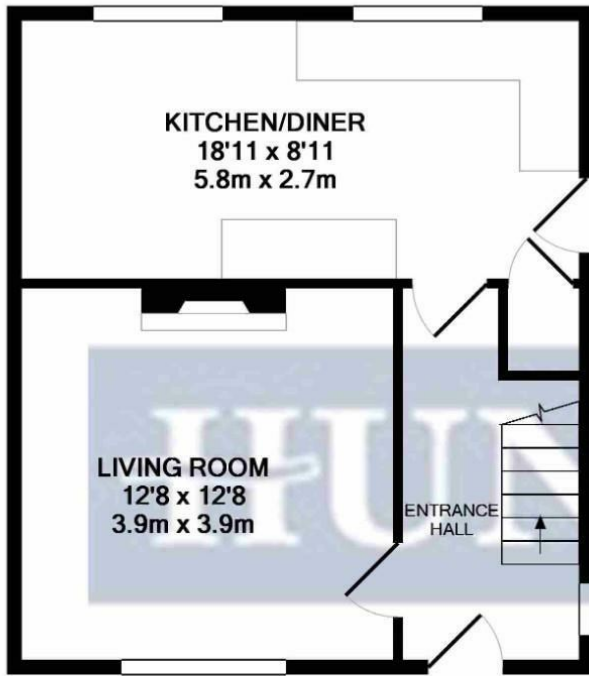
## KEY FEATURES

- THREE BEDROOM SEMI DETACHED
- OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
  - FRONT & REAR GARDENS
- VERSATILE OUTBUILDING AND SIDE LEAN TO
- POPULAR RESIDENTIAL LOCATION
  - EPC RATING D
  - NO CHAIN

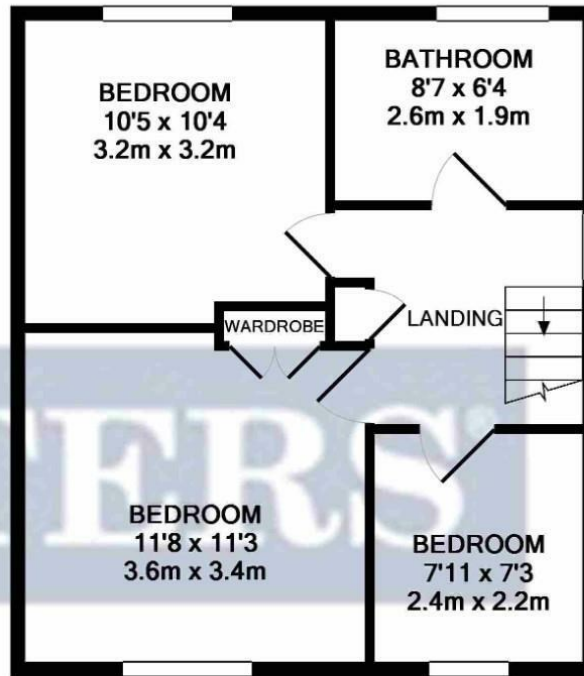








GROUND FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### DIRECTIONS

From our Hunters offices in Kirkgate, proceed to the traffic lights and go straight ahead across the river. Continue up Billams Hill, then turn left onto Weston Lane. After approximately one mile, turn right (5th right turning on Weston Lane, at the 30mph speed signs) and then at the T junction, turn left onto Weston Drive. Continue almost to the end of Weston Drive where the house can be identified by our FOR SALE board on the right hand side.

### 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	<b>67</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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