

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Crossgate

Orchard Gate, LS21 3NX

£950 Per Calendar Month



A two double bedroom first floor apartment located in the centre of Otley. The property, converted to a high standard and briefly comprises: a private entrance which leads upstairs to the apartment entrance, bathroom, bedroom one with en suite, bedroom two and open plan living/kitchen. The property benefits from new appliances and allocated parking for one car. Viewing is highly recommended to fully appreciate the accommodation being offered. EPC D, Council Tax Band B.

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. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.



## ACCOMMODATION

The property benefits from having double glazing throughout and electric wall mounted radiators. Carpets and laminate flooring to the kitchen, bathroom and en suite with wooden venetian blinds to be fitted to all windows.

## ENTRANCE HALL

With composite front entrance door, stairs leading to:

## FIRST FLOOR

### HALLWAY

Entrance door, skylight, radiator, intercom telephone system, loft hatch with access ladders, smoke detector, inset spotlights, storage cupboard housing electric boiler.

### BATHROOM 12'7" x 5'5" (3.84 x 1.64)

Part tiled, frosted window's to the rear elevation, wash basin with vanity unit below, heated towel rail, low level WC, panelled bath with electric shower over, extractor fan, shaver point, inset spotlights.

### BEDROOM ONE 9'9" x 12'6" (2.96 x 3.80)

Window to the front elevation, radiator, inset spotlights, TV point, USB sockets. Door leading to:

### EN SUITE 9'5" x 4'11" (2.88 x 1.50)

Part tiled, frosted window to front elevation, heated towel rail, walk-in shower, low level WC, hand wash basin with vanity unit below, extractor fan, shaver point, inset spotlights.

### BEDROOM TWO 13'7" x 9'9" (4.14 x 2.97)

Having windows to the front elevation, radiator, TV point, USB sockets, inset spotlights.

### KITCHEN AREA 9'7" x 12'7" (2.92 x 3.83)

Window to the rear elevation, electric oven, four ring induction hob with extractor over, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, one sink with drainer, breakfast bar with pendant lighting over and under cupboard lighting.

### LIVING AREA 11'9" x 12'7" (3.58 x 3.84)

Windows to the rear elevation, two radiators, inset spotlights, smoke detector, TV point, USB sockets.

## OUTSIDE

Allocated parking for one car.

## 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.

## PROPERTY BLOG

The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to [www.wharfevalleypropertyblog.co.uk](http://www.wharfevalleypropertyblog.co.uk)

## LETTINGS \* INVESTMENT \* MANAGEMENT

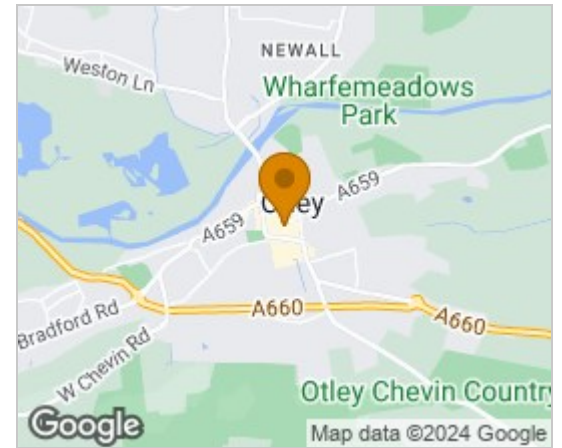
For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

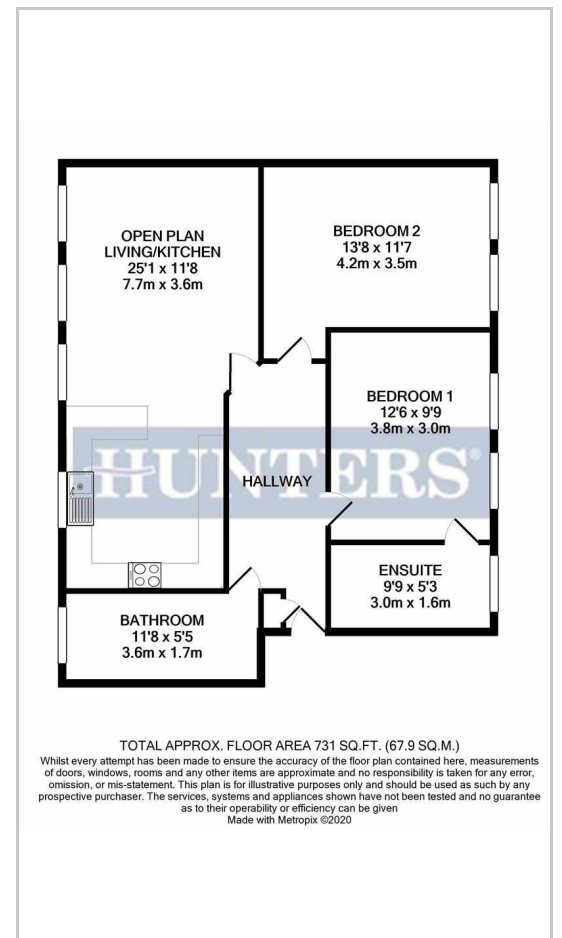
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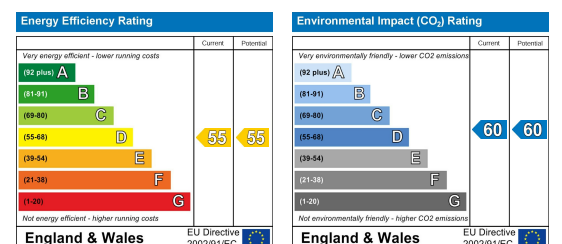
## Area Map



## Floor Plans



## Energy Efficiency Graph



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