



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

 4  2  2  E

# Wharfe Cottage, Castley Lane, Leathley

## Offers Over £580,000

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

A significantly extended four bedroom family home in a highly sought after location with a generous plot which has to be seen to be truly appreciated. The accommodation, in brief, comprises an entrance hallway, a breakfast kitchen, a living room, snug, and WC to the ground floor. To the first floor, there are four double bedrooms, one with an en suite, and a house bathroom. Externally, there is parking for several vehicles to the front and side, a generous south facing garden with far reaching rural views and two outbuildings with scope for further development (subject to planning).

Located on the fringe of rural Leathley, approximately one mile north-east of Pool in Wharfedale, the property is one of a number of Homes for Heroes built for those returning from the First World War. Harrogate is just a short distance away as is the market town of Otley. Leeds Bradford International Airport is a short drive away and there is a regular bus service to Otley, Harrogate, Leeds and Bradford. The market town of Otley provides a number of shops, supermarkets, schools and other facilities. Weeton and Menston railway stations are within easy reach.

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

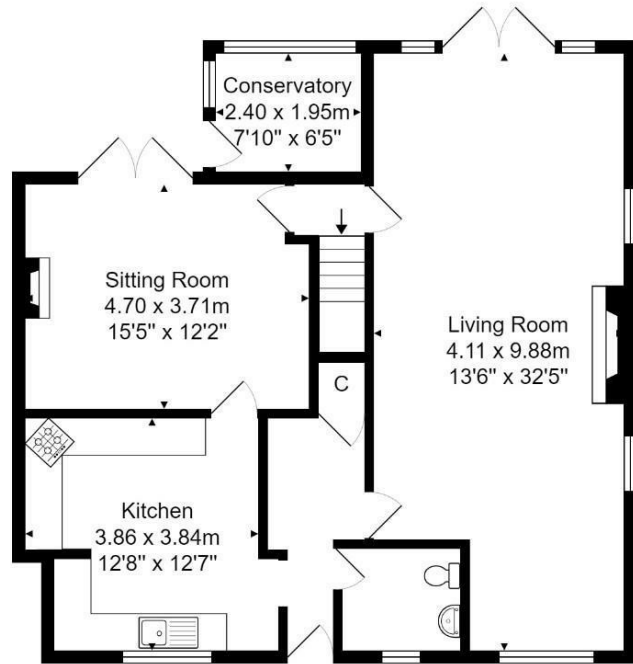
- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- SET WITHIN A GENEROUS PLOT
- MUCH SOUGHT AFTER RURAL LOCATION
  - OUTBUILDINGS WITH SCOPE FOR FURTHER DEVELOPMENT (subject to planning)
  - PARKING FOR SEVERAL VEHICLES
  - FAR REACHING VIEWS
  - SOUTH FACING REAR GARDEN
- SPACIOUS LIVING ROOM AND SNUG
  - EPC RATING E



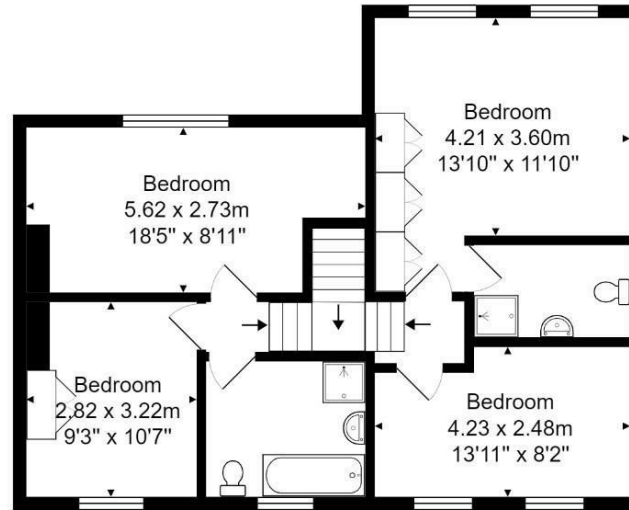








Ground Floor



First Floor

Total Area: 159.2 m<sup>2</sup> ... 1714 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions as to the exact measurements of the rooms.

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### DIRECTIONS

Take the A659 Pool Road out of Otley. As you come into Pool in Wharfedale take the road that branches to the left of the Shell filling station and then turn left onto the Harrogate Road (A658), going over the bridge. Take the first right onto Castley Lane and the property 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 E, North Yorkshire 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>	<b>80</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>43</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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