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Old School Mews, Wharfe Street, Otley, LS21

£385,000



A deceptively spacious four bedroom townhouse close to Otley town centre while benefiting from being on a quiet "tucked away" cul de sac. The accommodation, in brief, consists of an entrance hallway, living room, kitchen/dining room and WC to the ground floor. To the first floor, there are two double bedrooms, a generous single bedroom and the house bathroom. To the second floor, there is a spacious double bedroom with en suite and a useful storage room. To the front of the property is a single garage and parking for two cars and to the rear is a enclosed garden with seating area.

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.

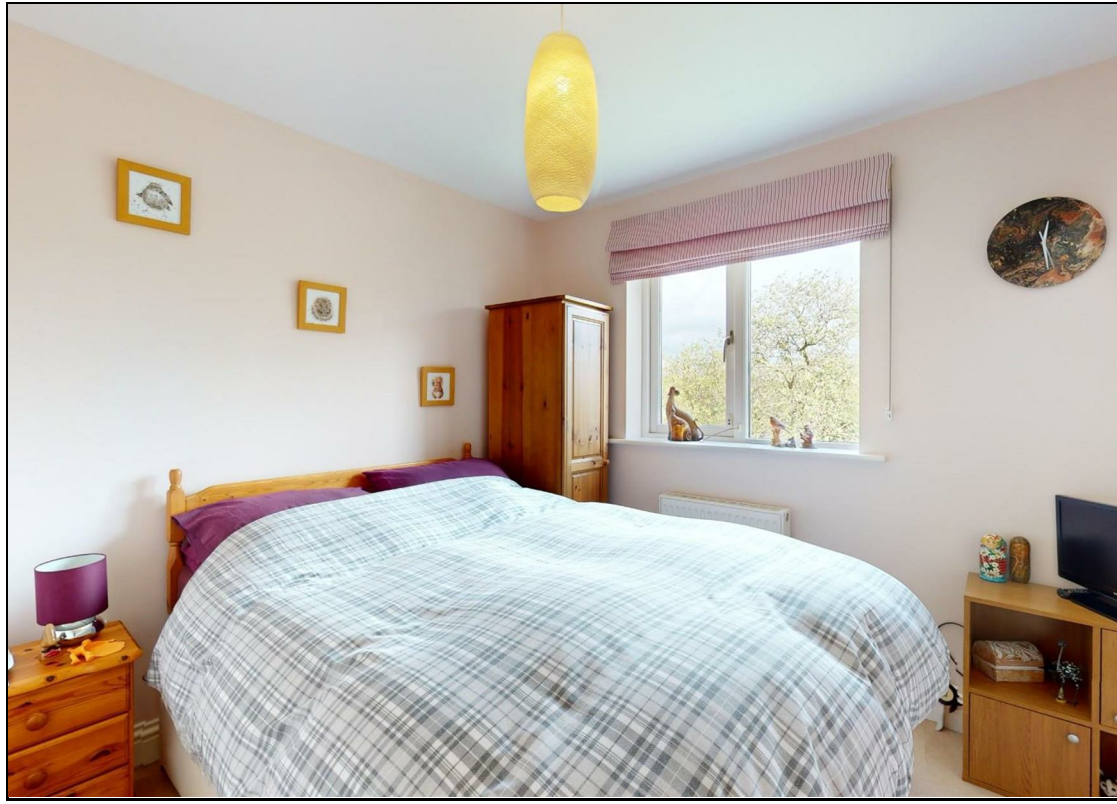
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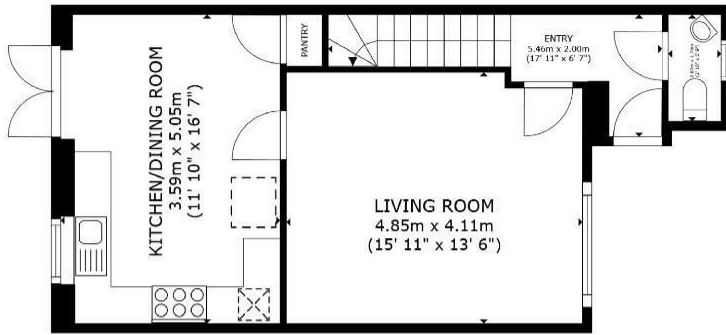
KEY FEATURES

- FOUR BEDROOM TOWNHOUSE
 - SET OVER THREE FLOORS
- HOUSE BATHROOM AND EN SUITE
- SINGLE GARAGE AND PARKING FOR TWO CARS
- THREE DOUBLE BEDROOMS AND A GENEROUS SINGLE BEDROOM
- QUIET SOUGHT AFTER LOCATION CLOSE TO THE TOWN CENTRE
 - FRONT AND REAR GARDENS
- OVERLOOKS THE ALLOTMENTS TO THE REAR
 - EPC RATING C

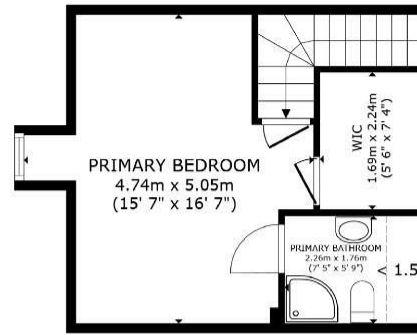




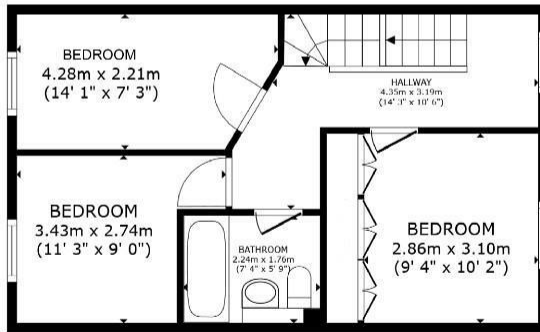




FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 147.4 m² (511 sq.ft.) FLOOR 2 43.1 m² (464 sq.ft.) FLOOR 3 28.3 m² (304 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 1.1 m² (11 sq.ft.)
 TOTAL : 118.9 m² (1,279 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed around the corner onto Bondgate. Take the left hand turn onto Crossgate and at the traffic lights go straight onto Wesley Street. Take the first right onto Courthouse Street then go straight on crossing Hamilton Terrace. At the end of the road turn left onto Wharfe Street and the property can be found on the right hand side set back behind the lawned communal garden. The property is the middle terrace straight in front of you.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

There is a lawned area to the front of the property for the exclusive use of the residents of Old School Mews. We have been informed by our vendors that they pay £11 per calendar month for the upkeep of this area and any work required on the driveway.

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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