



HUNTERS[®]

HERE TO GET *you* THERE



3



Ilkley Road, Otley, LS21

£325,000

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A beautifully presented three bedroom Victorian stone built mid terrace in a popular area close to the centre of Otley and all its amenities. Set over four floors, including the basement, and retaining many original features, this stunning property has to be seen to be appreciated. In brief, on the ground floor, there is a welcoming entrance hallway, an open plan living/dining room and a galley kitchen, and to the lower ground floor, there is a cellar being used as a utility room with ample storage. To the first floor, there are two double bedrooms and a spacious bathroom with a bath and shower, and on the second floor, there is a further generous double bedroom with windows front and rear and exposed beams. Externally, there is a low maintenance garden to the front of the property and a courtyard garden to the rear.

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.

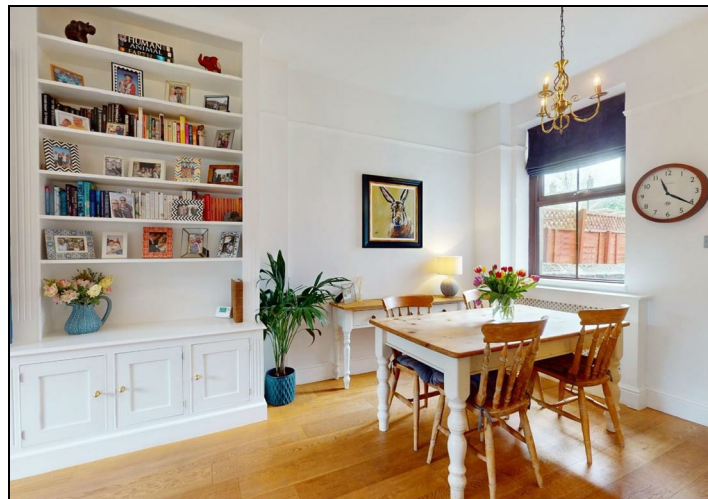
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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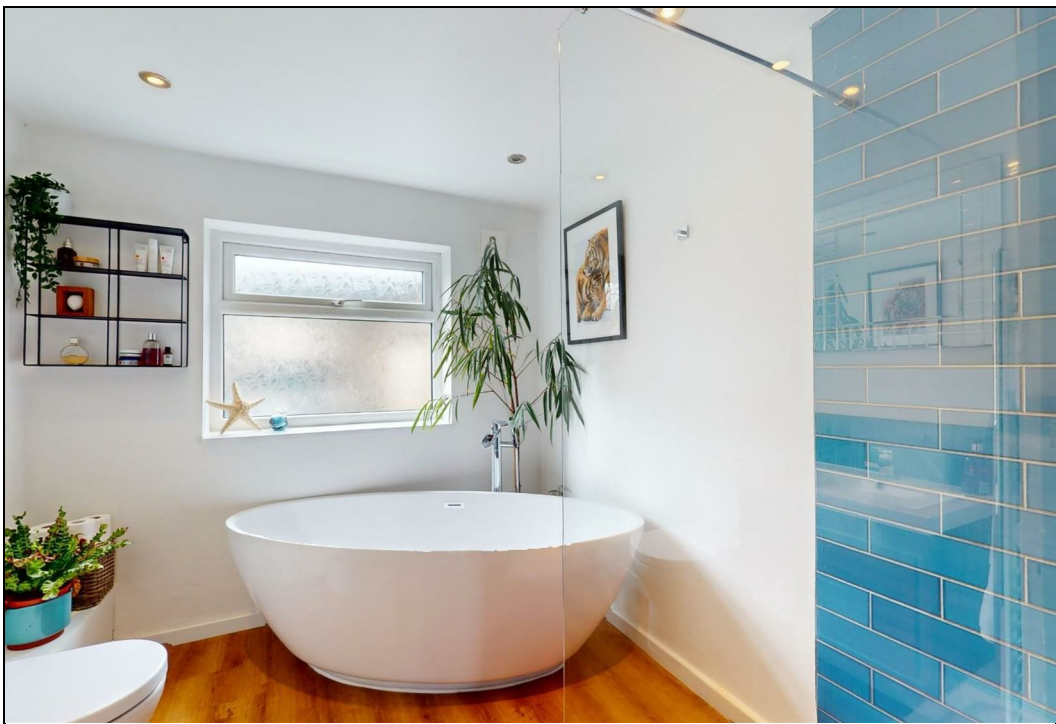


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KEY FEATURES

- VICTORIAN STONE BUILT THREE BEDROOM MID TERRACE
 - OPEN PLAN LIVING/DINING ROOM
 - CHARACTER FEATURES THROUGHOUT
 - SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
 - IMMACULATEDLY FINISHED THROUGHOUT
 - SOUTH FACING REAR COURTYARD GARDEN
 - SOUGHT AFTER CENTRAL OTLEY LOCATION
 - EPC RATING D







DIRECTIONS

From Hunters Otley offices in the town centre, proceed along Kirkgate towards the market place. Turn left onto Westgate and follow the road along, passing Waitrose supermarket on the left hand side. As the road starts to turn to the left, turn right onto Ilkley Road. Follow Ilkley Road for some distance and the property can be found on the left hand side of the road identified by our Hunters FOR SALE sign.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

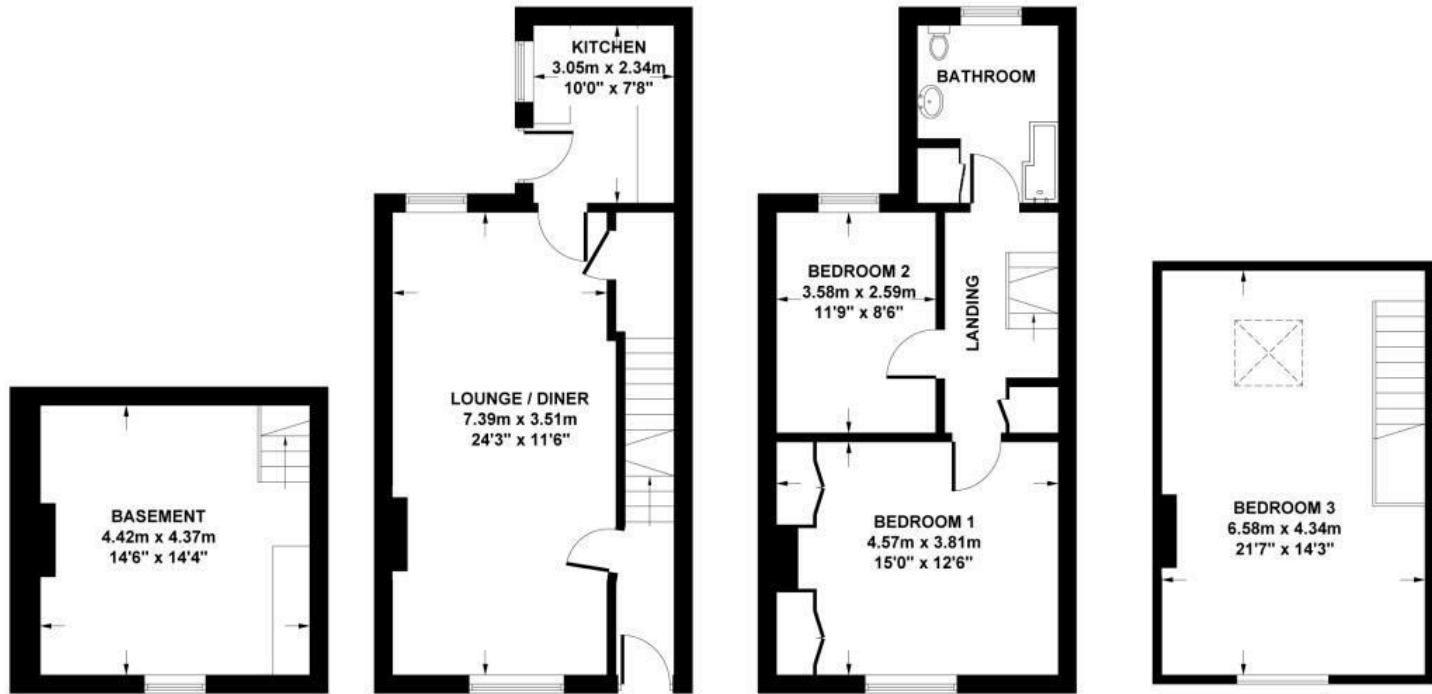
ADDITIONAL SERVICES

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.





BASEMENT

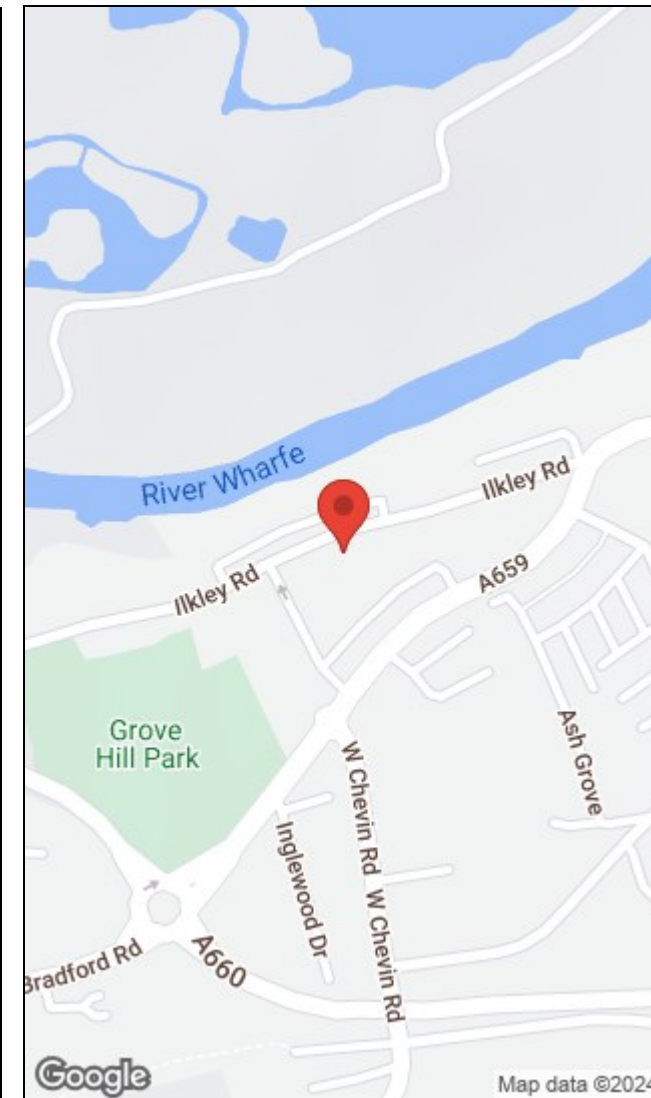
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

34 ILKLEY ROAD

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 276852)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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