



HUNTERS[®]
HERE TO GET *you* THERE

 5  3  4  B

Brooklands Court, Otley, LS21

£665,000

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Still only eight years old, this superb family home in the centre of Otley has to be seen to fully appreciate the accommodation on offer. Just over 2,000 square feet and set over three floors, the property consists of, to the ground floor, an entrance hallway, a study/playroom, a dining room, an open plan living kitchen, a utility room, WC and side entrance vestibule. To the second floor, there are four double bedrooms, including one with an en suite, and a house bathroom. To the second floor, there is a further reception room with eaves storage and a further double bedroom and en suite. Externally, there are two parking spaces to the front and access to the front garden. And, behind a gate, there are a further two tandem parking spaces and an attractive private family friendly garden with raised seating area and flower beds.

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.

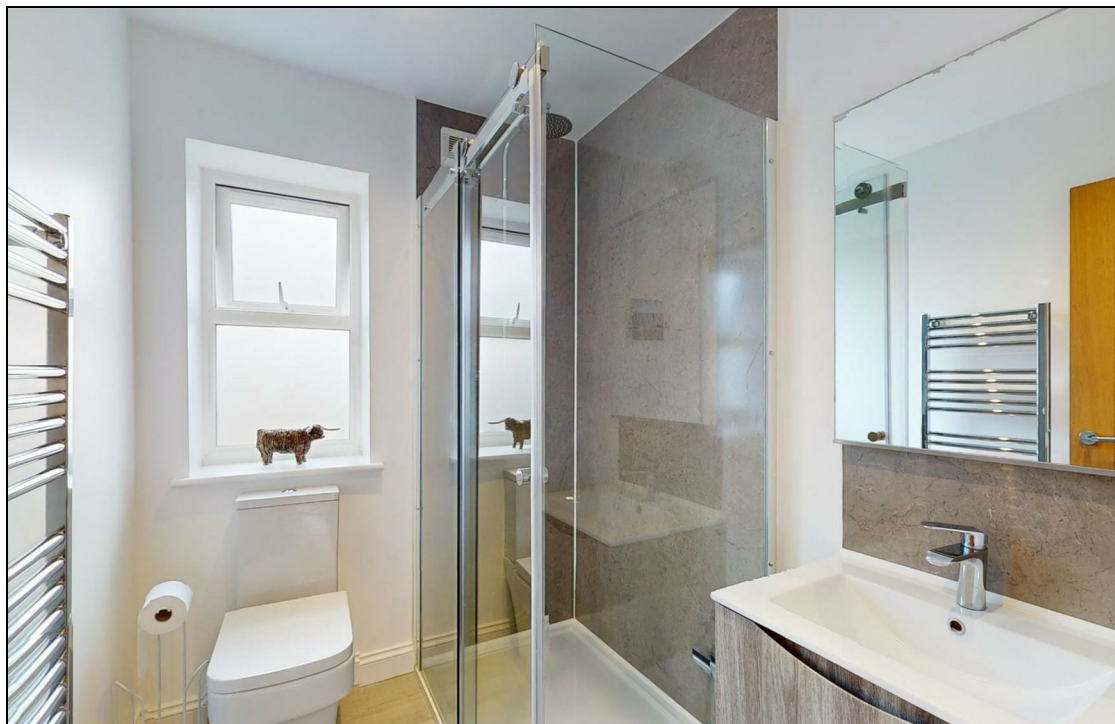
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- HOUSE BATHROOM, TWO EN SUITES & DOWNSTAIRS WC
- OPEN PLAN KITCHEN/LIVING ROOM
 - SEPARATE DINING ROOM & STUDY/PLAYROOM
 - GARDEN TO THREE SIDES
 - CENTRAL OTLEY LOCATION
 - SET OVER THREE FLOORS
- PARKING FOR SEVERAL VEHICLES
 - EPC RATING B











DIRECTIONS

From our Hunters Otley offices on Kirkgate, follow the road down to the main lights. Proceed through the lights, around Manor Square and, staying on the same road, down Bridge Street. The property is set back from the main road immediately after The Bridge Church. Take the driveway to the left of No1 Brooklands Court.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F, Leeds City Council

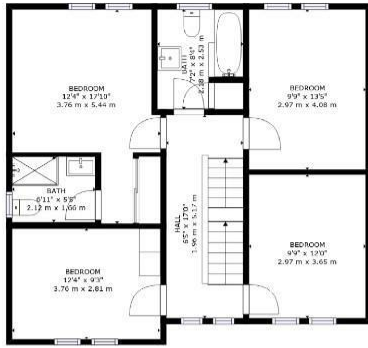
ADDITIONAL SERVICES

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.

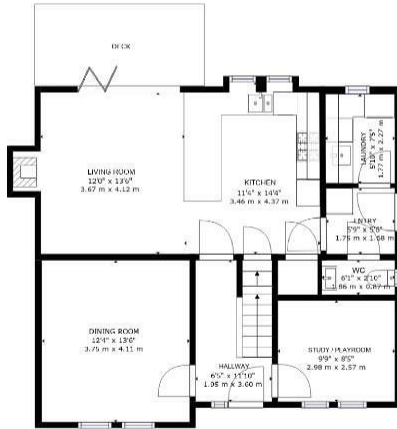
DISCLAIMER

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.

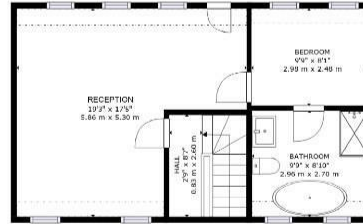




FLOOR 2



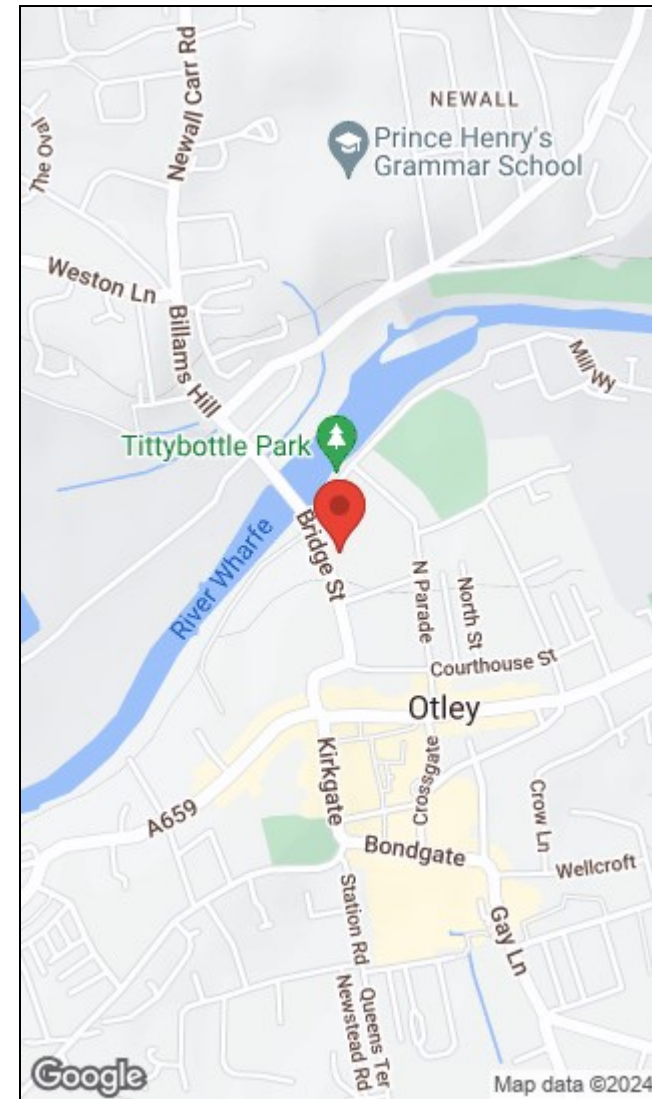
FLOOR 1



FLOOR 3

TOTAL: 2024 sq. ft, 188 m2
 FLOOR 1: 796 sq. ft, 74 m2, FLOOR 2: 783 sq. ft, 73 m2, FLOOR 3: 445 sq. ft, 41 m2
 EXCLUDED AREAS: DECK: 97 sq. ft, 9 m2, CRAWL SPACE: 66 sq. ft, 5 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 90 |
| (81-91) B | 83 |
| (69-80) C | |
| (55-68) D | |
| (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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