



HUNTERS[®]
HERE TO GET *you* THERE

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The Crossways, Otley, LS21

£300,000

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A fantastic opportunity to purchase this spacious extended four bedroom semi detached property on the ever popular The Crossways. The property boasts a very generous plot with a side and rear garden and parking for several vehicles to the front. The property would benefit from some modernisation and has to be seen to be fully appreciated. In brief, on the ground floor, there is an entrance hallway, WC, two reception rooms, a conservatory, a galley kitchen, utility room and under the stairs pantry; to the first floor, there are three double bedrooms, a single bedroom and a shower room. This property comes to the market CHAIN FREE.

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
otley@hunters.com | www.hunters.com



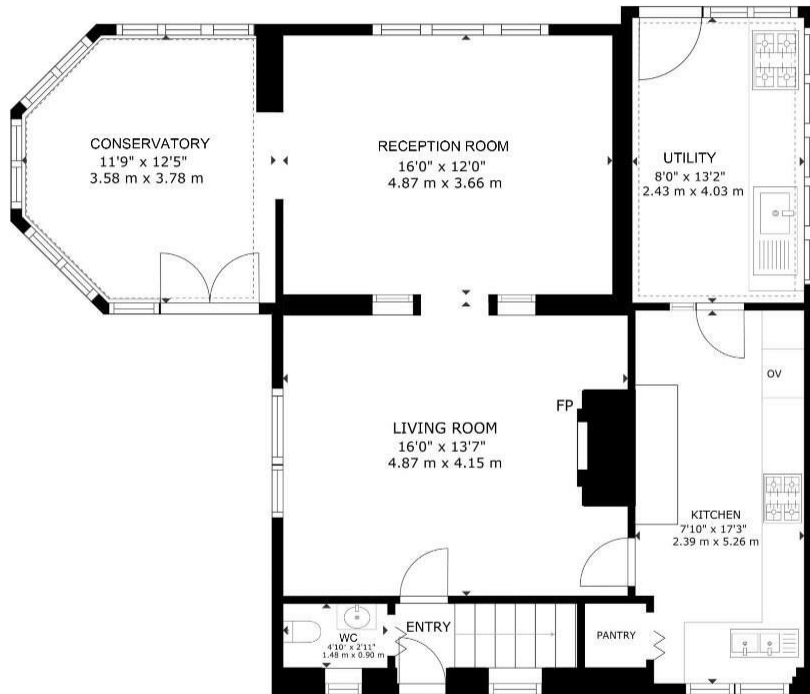
KEY FEATURES

- FOUR BEDROOM SEMI DETACHED
- TWO STOREY REAR EXTENSION
 - SIDE CONSERVATORY
 - TWO RECEPTION ROOMS
- OFF STREET PARKING FOR SEVERAL CARS
- IN NEED OF SOME MODERNISATION
 - GOOD SIZE PLOT
 - EPC RATING C
 - NO ONWARDS CHAIN

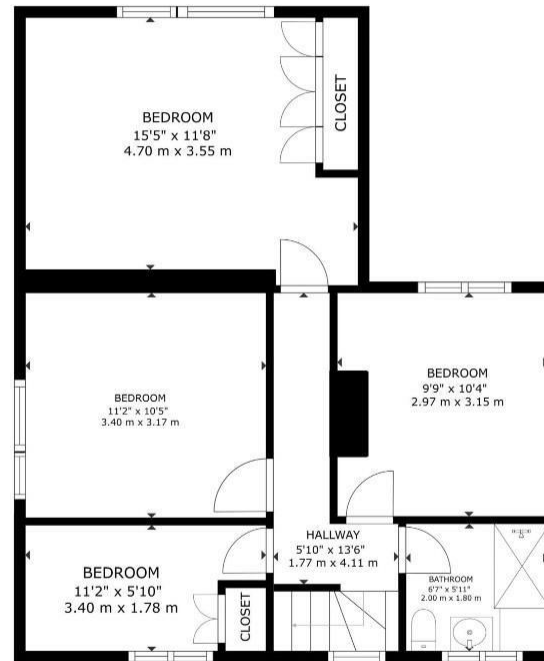








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 865 sq. ft, 80 m²; FLOOR 2: 597 sq. ft, 55 m²
 TOTAL: 1,462 sq. ft, 135 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley & Ilkley office on Kirkgate, proceed through the traffic lights, crossing the River Wharfe. Proceed up Newall Carr Road then turn right onto The Crescent. Turn right onto The Crossways. The property can be found on the right hand side, clearly identified by the Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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, of which 40 are located in Yorkshire. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	84
(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		