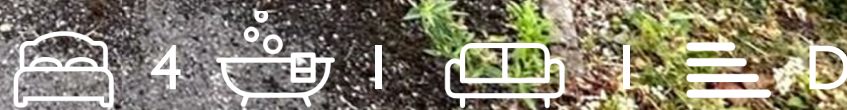


HUNTERS  
FOR SALE

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





# The Whartons, Otley, LS21

£400,000

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

Occupying a most enviable elevated position within a popular residential location, this four bedroom detached house is now in need of some modernisation. Having an enclosed private rear garden and integral garage, this ideal family home has what must be some of the most amazing views of Otley Chevin and the Wharfe Valley. In brief, on the ground floor, there is an entrance porchway and hallway, a through living/dining room, a galley kitchen, a WC and the integral single garage. To the first floor, there are three double bedrooms, a single bedroom, a separate study/storage room and the house bathroom. There is a garden and driveway to the front of the property and a lovely garden to the rear including a attractive patio seating area.

Otley is a thriving 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. 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



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## KEY FEATURES

- FOUR BEDROOM DETACHED FAMILY HOME
  - THROUGH KITCHEN/DINING ROOM
    - DOWNSTAIRS WC
    - INTEGRAL GARAGE
  - THREE DOUBLE BEDROOMS & ONE SINGLE
    - STUDY/STORAGE ROOM
    - DRIVEWAY PARKING
  - STUNNING FAR REACHING VIEWS
    - FRONT AND REAR GARDENS
    - EPC RATING D











#### DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill. Continue on this road where you will pass the Hospital on your left hand side. After the Hospital turn right onto The Gills and immediately left onto The Whartons. Follow the road to the top of the hill and the property can be found on the left hand side and located by our For Sale board.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Leeds City Council

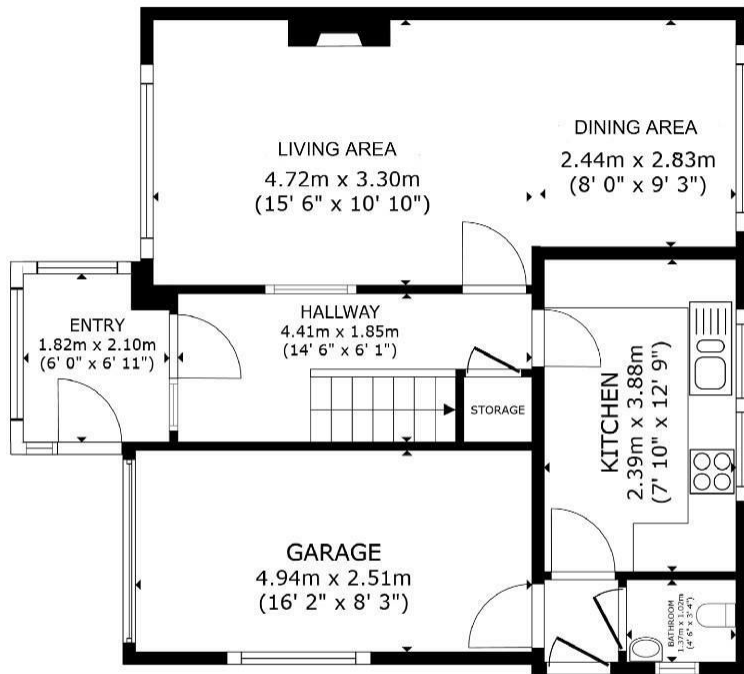
#### ADDITIONAL SERVICES

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.

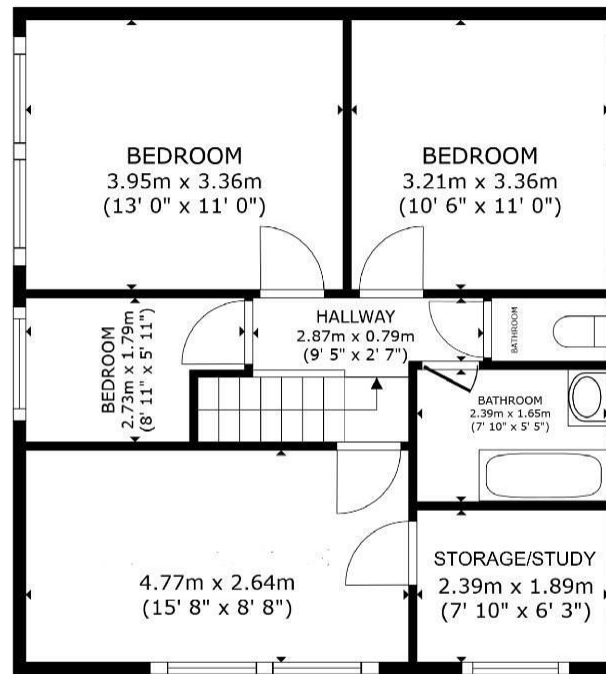
#### DISCLAIMER

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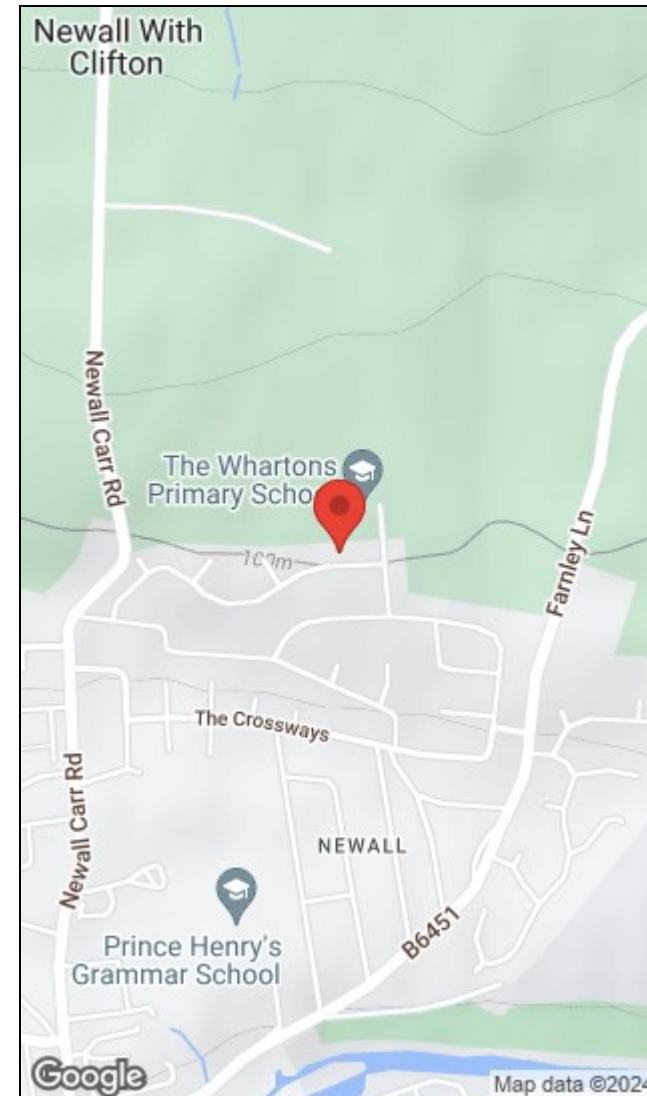


GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 49.0 m<sup>2</sup> (527 sq.ft.) FLOOR 1 58.0 m<sup>2</sup> (625 sq.ft.)  
 EXCLUDED AREAS : GARAGE 12.4 m<sup>2</sup> (133 sq.ft.)  
 TOTAL : 107.0 m<sup>2</sup> (1,152 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC

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