



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Belmont Avenue, Otley, LS21

£500,000

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

Offered for sale is a rare opportunity to acquire a three double bedroom detached house, positioned at the head of a cul de sac on the edge of the countryside, with stunning far reaching views to Otley Chevin and the nature reserve. In brief, this ideal family home comprises, to the ground floor: an open plan kitchen diner, a useful pantry space, a utility/entrance hallway, W/C, a living room and a large conservatory; and on the second floor: three double bedrooms, two of them with access to a home office, and there is a luxury shower room. Externally, the property has a generous southerly facing garden with well stocked borders and a welcoming seating area. There is a single garage with a sunroom offering a useful storage space and parking for two vehicles. Early viewings are highly recommended.

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.

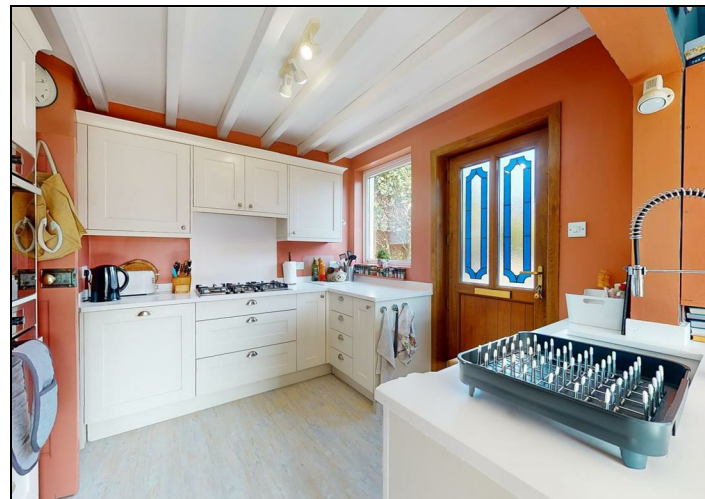
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## KEY FEATURES

- THREE DOUBLE BEDROOM DETACHED HOUSE
  - THROUGH KITCHEN DINING ROOM
  - LARGE SUNNY CONSERVATORY
- LUXURY SHOWER ROOM & DOWNSTAIRS WC
  - CUL DE SAC LOCATION
- STUNNING FAR REACHING VIEWS OF THE CHEVIN AND NATURE RESERVE
  - SINGLE GARAGE WITH SUNROOM
- GENEROUS SOUTH FACING REAR GARDEN
  - PARKING FOR TWO CARS
  - EPC RATING D



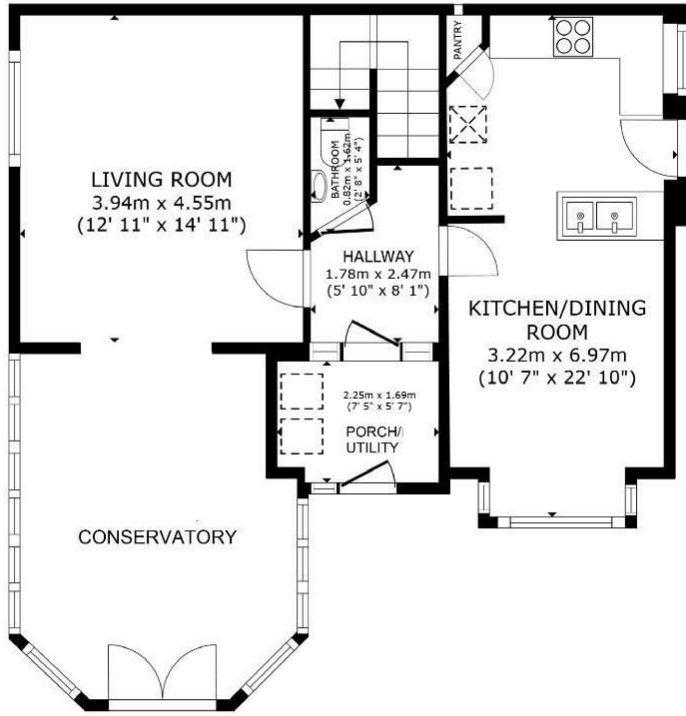




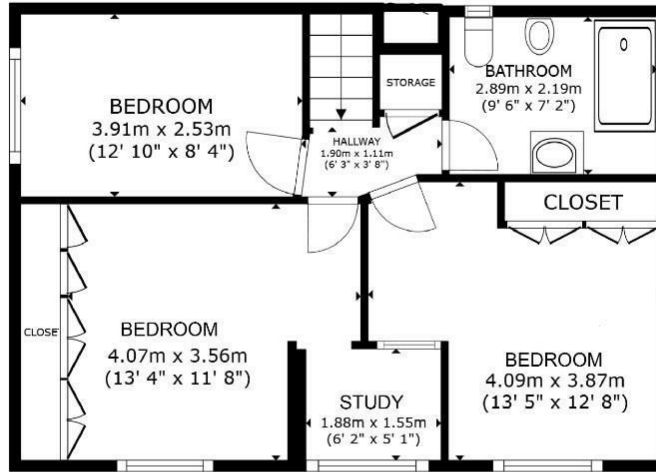








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 69.9 m<sup>2</sup> (753 sq.ft.) FLOOR 2 54.3 m<sup>2</sup> (584 sq.ft.)  
 TOTAL : 124.2 m<sup>2</sup> (1,337 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**DIRECTIONS**

From our Hunters Otley and Ilkley offices on Kirkgate, proceed straight ahead at the traffic lights and over the bridge onto Billams Hill. Turn left onto Weston Lane. After the row of shops on the left hand side turn left onto Belmont Avenue. Continue until the end of the cul de sac where the property can be found in the far right hand corner and can be clearly identified by the Hunters For Sale board.

**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.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band E, Leeds City Council

**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.

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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