



HUNTERS[®]
HERE TO GET *you* THERE

2 1 2 D

Newall Hall Park, Otley, LS21

£500,000



A fantastic opportunity to purchase an immaculately presented two bedroom detached "True" bungalow, positioned within a generous plot located and close to Otley town centre. In brief, there is a welcoming entrance hallway, a sunny south facing living room, a contemporary kitchen, a separate dining room, a utility/storage space, two double bedrooms, a luxury shower room and a W.C. Externally there is a generous south facing garden to the side of the property, a spacious garage, attractive well maintained gardens and ample parking for several vehicles. This property comes to market with no onwads chain.

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



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- TWO BEDROOM DETACHED "TRUE" BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- SOUTH FACING COURTYARD GARDEN
 - AMPLE OFF STREET PARKING
 - SPACIOUS DETACHED GARAGE
 - FAR REACHING VIEWS
- CLOSE TO OTLEY TOWN CENTRE
 - EPC RATING D







DIRECTIONS

Proceed over the bridge to the north side of the river. Follow the road up Billams Hill then take a right hand turn into Newall Hall Park. Turn immediately right and the property is the third on the right.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

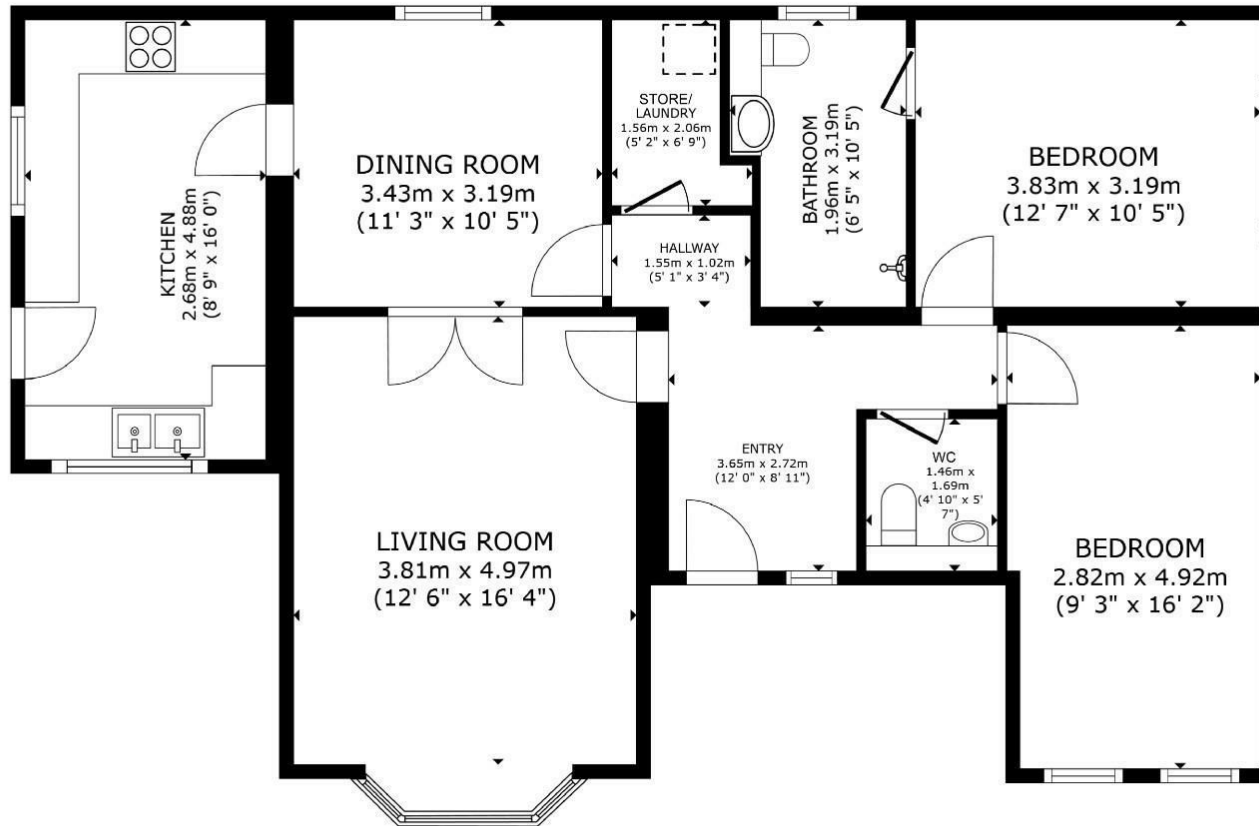
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.

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.

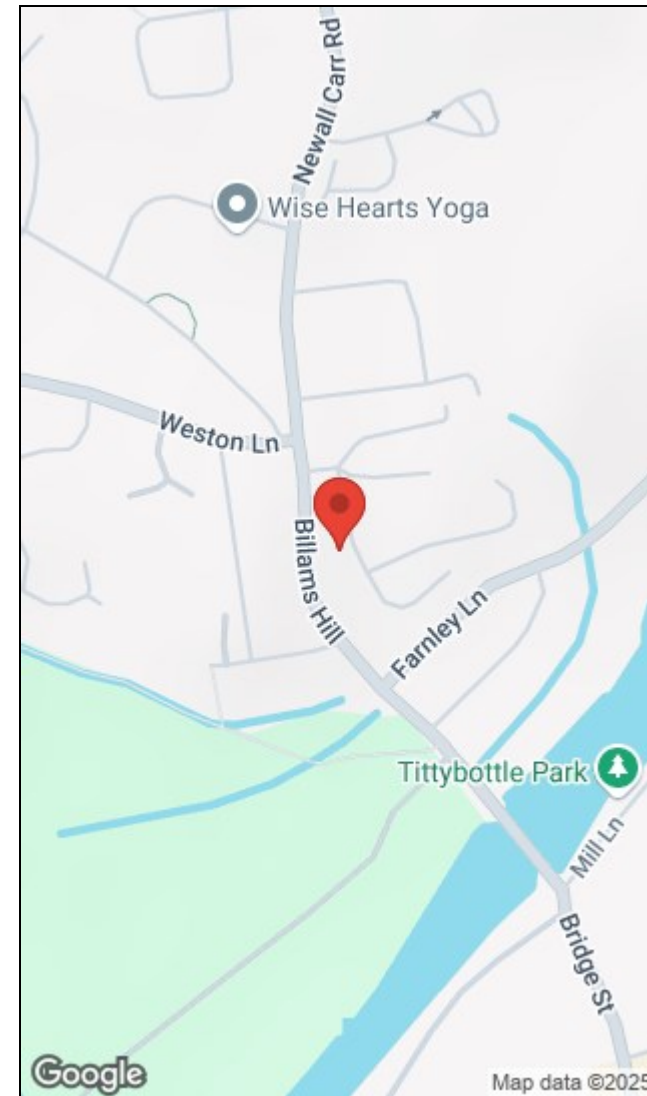
DISCLAIMER

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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 95.1 m² (1,024 sq.ft.)
TOTAL : 95.1 m² (1,024 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.