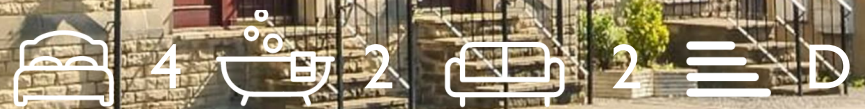




HUNTERS®
HERE TO GET *you* THERE



Burras Lane, Otley, LS21

£435,000

HUNTERS®
HERE TO GET *you* THERE

Forming part of a converted church hall in the heart of Otley town centre, this four bedroom town house has to be seen to be truly appreciated. The property is arranged over four floors, providing contemporary and versatile accommodation alongside charming character features. A key feature of the property is the stunning picturesque views of The Chevin to the rear, which can be enjoyed from the master bedroom balcony. The accommodation incorporates two reception rooms, a kitchen, master bedroom with en suite, three further double bedrooms, a house bathroom as well as a WC on the ground floor. There is a sunny south facing garden to the rear with Chevin views, ideal for alfresco dining, along with a garage and off street parking. Waitrose supermarket is a two minute walk away.

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
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.

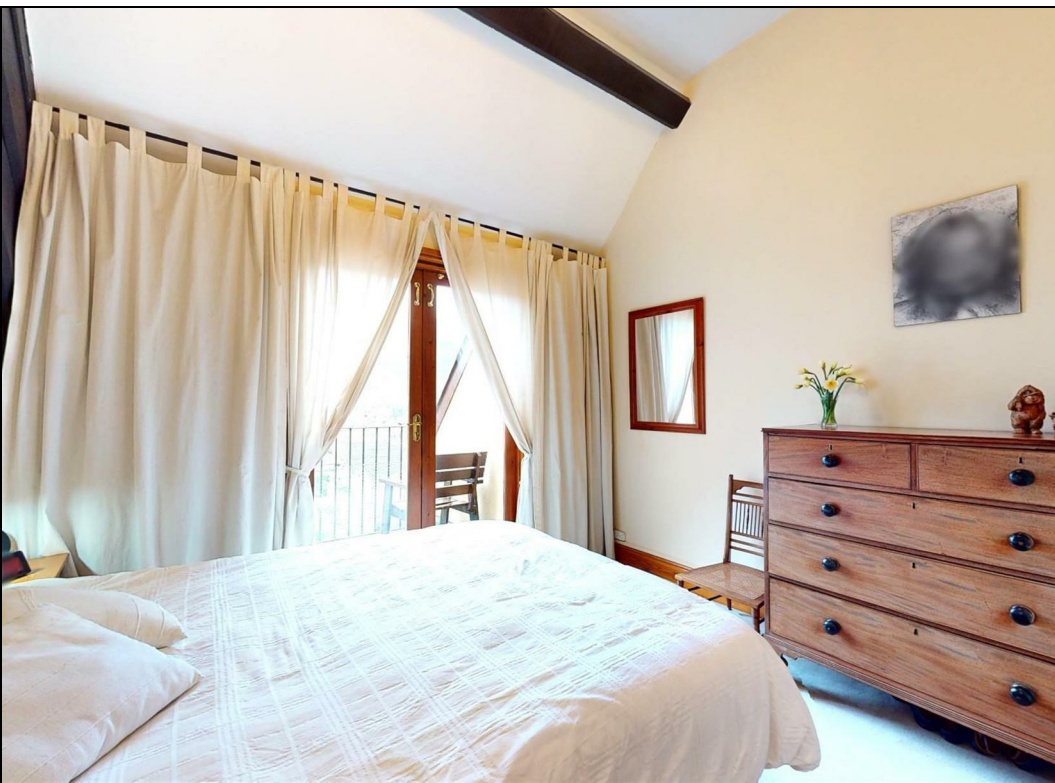


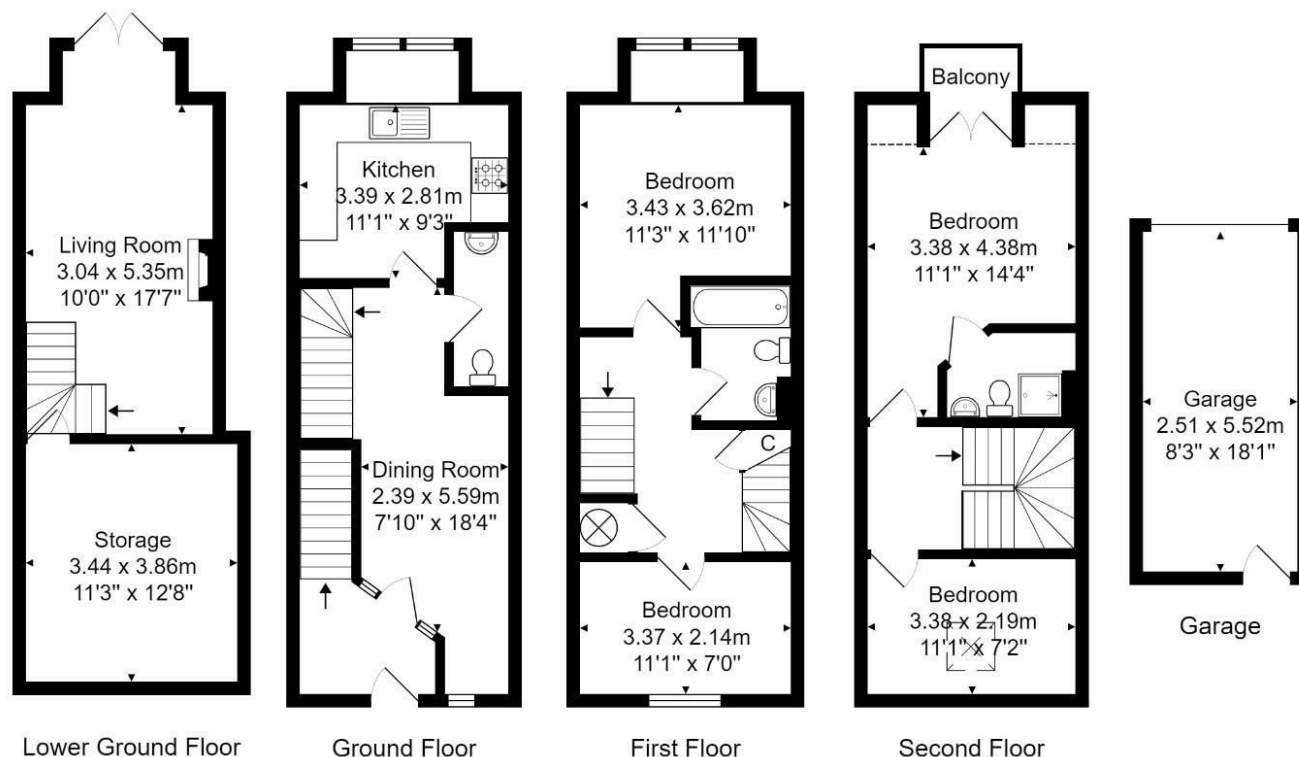
KEY FEATURES

- FOUR DOUBLE BEDROOM
- TOWNHOUSE
- SET OVER FOUR FLOORS
- FAR REACHING CHEVIN VIEWS
 - BALCONY
- WELL PRESENTED THROUGHOUT
- OTLEY TOWN CENTRE LOCATION
 - BATHROOM, EN SUITE & WC
 - REAR GARDEN
- SINGLE GARAGE AND PARKING
 - EPC RATING D









Total Area: 145.1 m² ... 1562 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions as to the exact measurements of the rooms.

Box Property Solutions retains the copyright on this plan and allows agents to use it with agreed permission.

DIRECTIONS

From our Hunters Otley & Ilkley offices on Kirkgate, proceed onto Station Road, becoming Burras Lane. The property can be found on the left hand side on the brow of the hill.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Leeds City Council

ADDITIONAL SERVICES

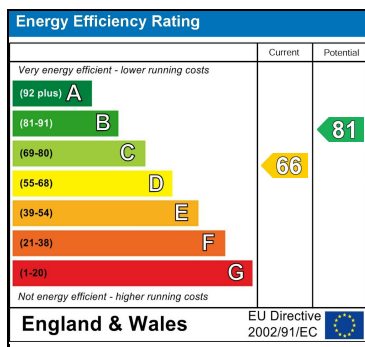
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. we can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

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.

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.



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

