



**HUNTERS®**  
HERE TO GET *you* THERE

5 2 2 C



# St. Richards Road, Otley, LS21

£485,000



A fantastic five bedroom detached family home, which has been extended to both the front, side and rear, offers substantial accommodation throughout. Located in a much sought after residential area, with a south facing rear garden and views towards Otley Chevin the spacious and practical accommodation briefly comprises, to the ground floor: welcoming entrance hall, lovely through living/dining room, a galley kitchen with utility area, a VVC and a versatile bedroom/study/playroom. To the first floor, there are three double bedrooms, one with an en suite, a single bedroom and a luxury house bathroom. To the front of the property is parking for several vehicles and an integral single garage and to the rear is a tiered garden including a sunny patio seating area. A viewing is highly recommended to fully appreciate the accommodation on offer.

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.

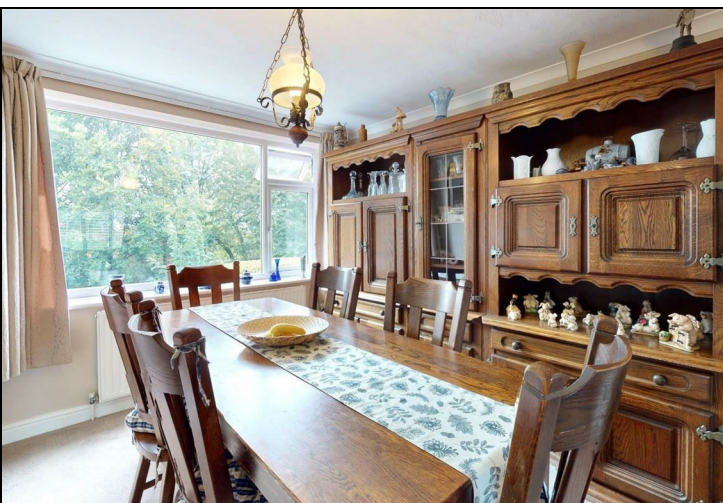
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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## KEY FEATURES

- FIVE BEDROOM DETACHED HOUSE
- EXTENDED TO THE FRONT, SIDE AND REAR
  - THROUGH LIVING AND DINING ROOM
  - GALLEY KITCHEN PLUS UTILITY
- VERSATILE STUDY/PLAYROOM/BEDROOM FIVE
  - HOUSE BATHROOM AND EN SUITE
- SOUTH FACING REAR GARDEN WITH LARGE PATIO
- SOUGHT AFTER LOCATION
- EPC RATING C















## DIRECTIONS

From our Hunters Otley & Ilkley offices in 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 left into St. Richards Road. The house can be found on the left hand side and is identified by our Hunters 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, 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.

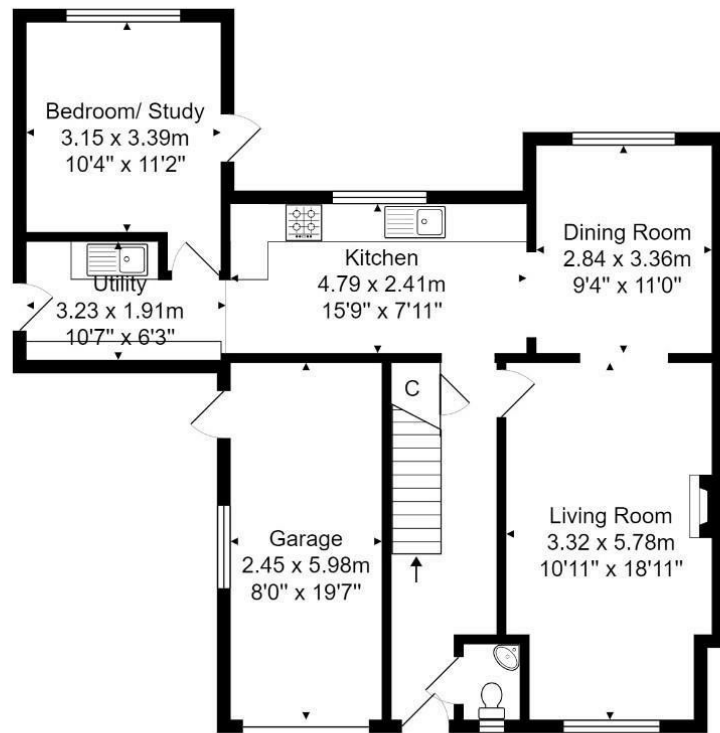
## DISCLAIMER

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.

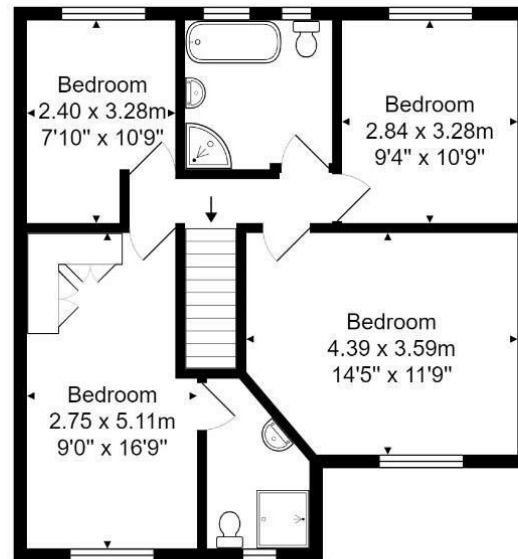
## ANTI MONEY LAUNDERING CHECKS

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.



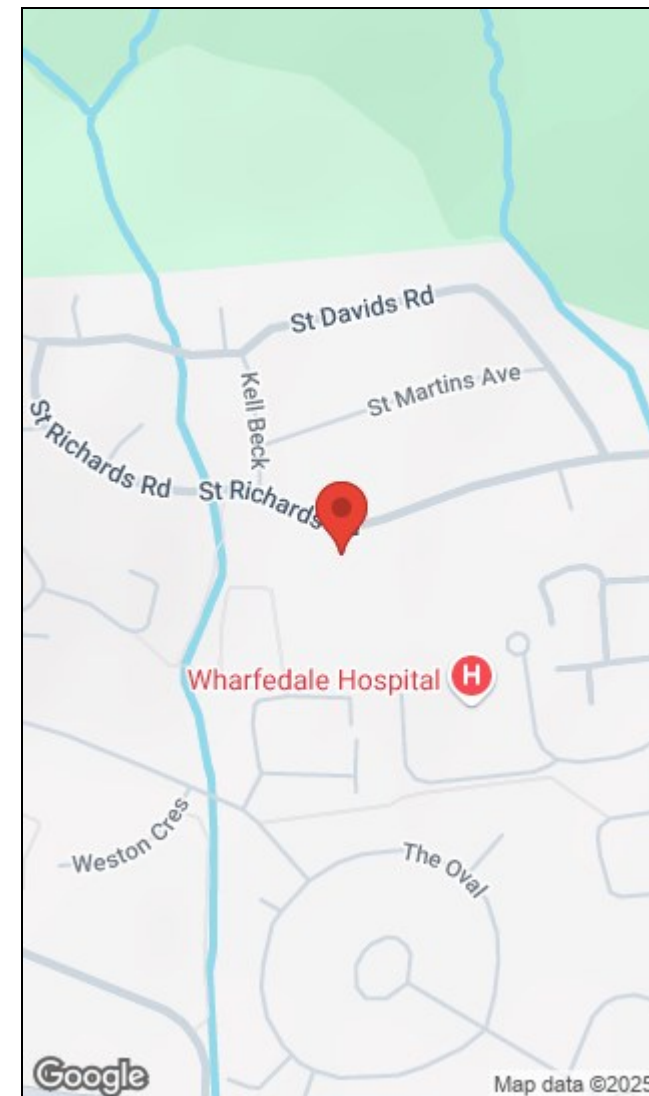


Ground Floor



First Floor

Total Area: 147.6 m<sup>2</sup> ... 1589 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	

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