





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

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# Fowlers Croft, Otley, LS21

£365,000



A well presented three double bedroom plus study/bedroom 4, mid townhouse, arranged over three floors, situated in a much sought after development close to the centre of Otley. This ideal family home, which will tick a lot of boxes, provides versatile accommodation and briefly comprises, to the ground floor, entrance hallway, leading to a kitchen diner, conservatory, store cupboard, WC and integral garage. To the first floor, there is an attractive living room, the house bathroom, a double bedroom and a further bedroom/study; and to the second floor, there are two double bedrooms, one having an en suite shower room. Externally, there is an enclosed rear garden and driveway parking to the front. An early viewing is highly recommended to fully appreciate the accommodation on offer, which comes to the market with no onwards 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



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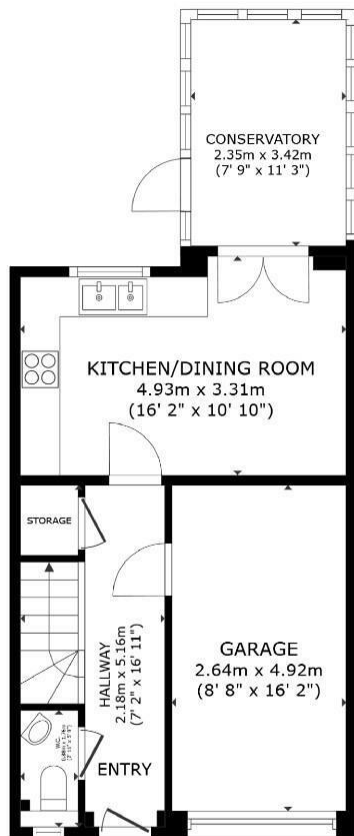
## KEY FEATURES

- THREE/FOUR BEDROOM TOWNHOUSE
  - SET OVER THREE FLOORS
  - HOUSE BATHROOM & EN SUITE
- INTEGRAL GARAGE PLUS DRIVEWAY PARKING
  - ENCLOSED REAR GARDEN
- POPULAR CENTRAL OTLEY LOCATION
- FAR REACHING VIEWS TO OTLEY CHEVIN
  - SOUTH FACING REAR GARDEN
  - NO ONWARDS CHAIN
  - EPC RATING C

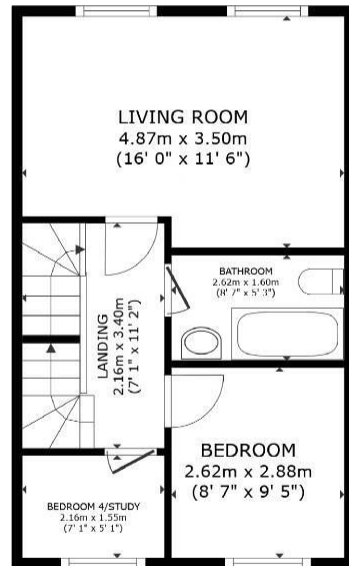




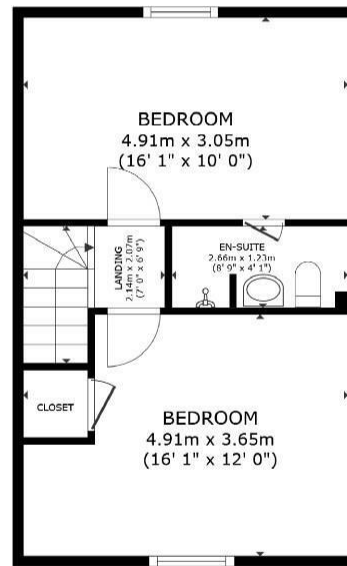




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 36.3 sq.m. (391 sq.ft.) FLOOR 2 39.9 sq.m. (429 sq.ft.) FLOOR 3 39.9 sq.m. (430 sq.ft.)  
EXCLUDED AREAS : GARAGE 13.0 sq.m. (140 sq.ft.)  
TOTAL : 116.1 sq.m. (1,250 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices in Kirkgate, continue along Bondgate and follow the road onto Gay Lane. Turn left onto Cambridge Street. As you approach the bottom of Cambridge Street, take the third left onto Albion Street. then, turn right into Fowlers Croft and the property can be found on the right hand side.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

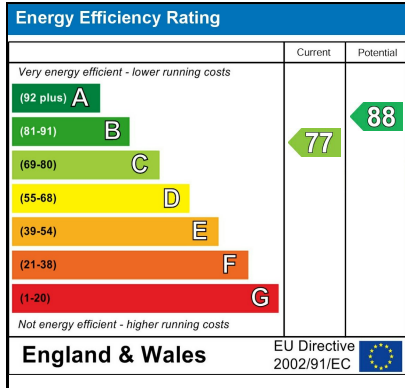
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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



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