



HUNTERS[®]
HERE TO GET *you* THERE

5 1 2 C

Cranford, Billams Hill, Otley, LS21

£535,000



A truly stunning example of its kind, this five bedroom Edwardian mid terraced house, beautifully presented and comprehensively improved by the current owners, comes complete with high quality fixtures and fittings from start to finish. Set over three floors and retaining many original features throughout, this impressive family home offers generous accommodation on every level, and is located a convenient distance from Otley town centre. In brief, on the ground floor there is a welcoming reception hall, two well proportioned reception rooms, a charming kitchen, utility room, WC, and a store/boiler room which is accessible via the rear garden; to the first floor there are two double bedrooms, a single bedroom/home office and the house bathroom; and on the top floor, two further double bedrooms. Externally, the property benefits from having well stocked garden to the front and rear, plus off street parking for two vehicles at the rear. An early viewing of this spectacular home, which comes to the market with no onwards chain, is highly recommended; it really is an opportunity not to be missed.

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

- EDWARDIAN MID TERRACE FAMILY HOME
 - SET OVER THREE FLOORS
- FIVE BEDROOMS (INCLUDING FOUR DOUBLES)
 - CHARACTER FEATURES THROUGHOUT
 - FRONT & REAR GARDENS
- OFF STREET PARKING FOR TWO VEHICLES
 - BEAUTIFULLY PRESENTED
 - EPC RATING C
 - NO ONWARDS CHAIN









DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed towards the traffic lights and continue straight ahead. Follow the road around the 'S' bend and down Bridge Street. Cross the River Wharf proceeding onto Billams Hill, and Cranford can be found on the left hand side, 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.

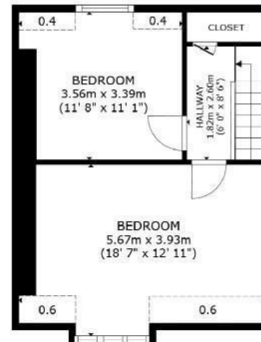
DISCLAIMER

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.

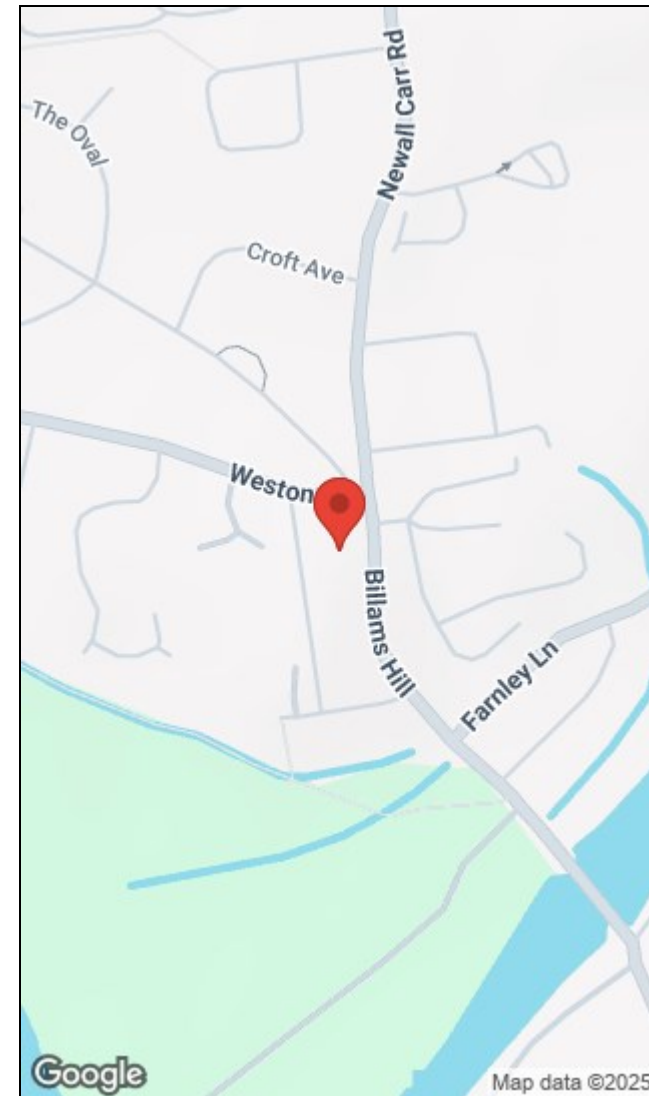
ANTI MONEY LAUNDERING CHECKS

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.





GROSS INTERNAL AREA
 FLOOR 1 77.0 m² (829 sq.ft.) FLOOR 2 62.9 m² (678 sq.ft.) FLOOR 3 37.4 m² (403 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 3.4 m² (37 sq.ft.)
 TOTAL : 177.4 m² (1,909 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales		
	EU Directive 2002/91/EC	

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