



HUNTERS[®]
HERE TO GET *you* THERE



Newall Hall Park, Otley, LS21

£500,000



A wonderful opportunity to purchase a spacious family home close to Otley town centre. In brief, there is a entrance hallway, a through lounge, a galley kitchen and a separate dining room. To the first floor; there are four bedrooms and the house bathroom. Externally there are lawned gardens to the front and rear, a double garage and ample driveway parking. 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



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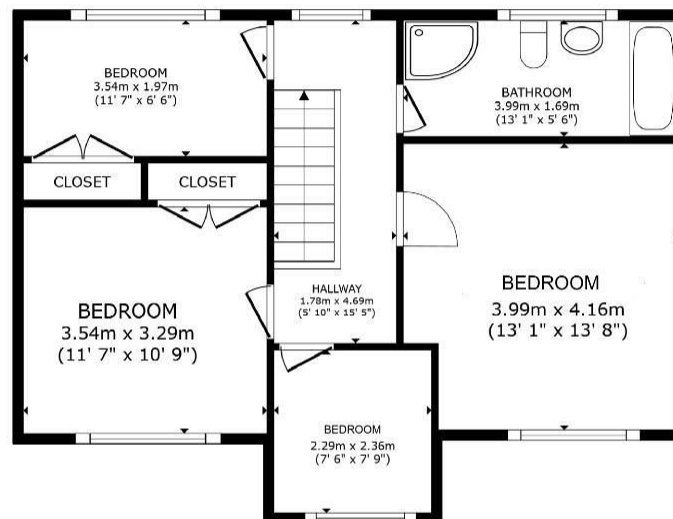
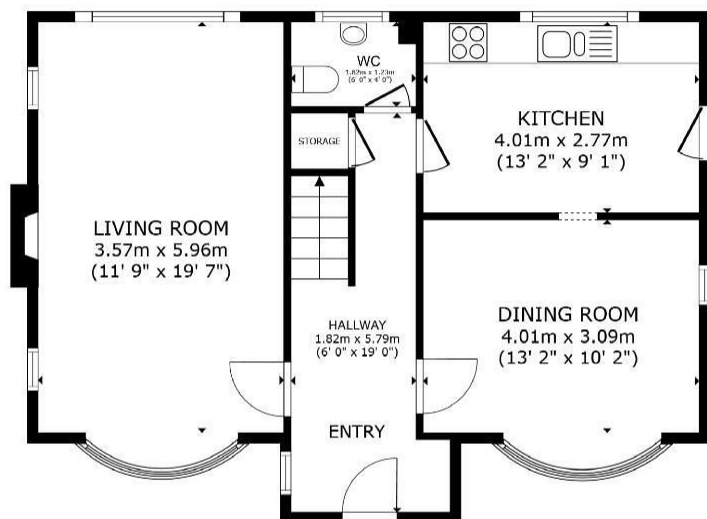
KEY FEATURES

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
 - AMPLE OFF STREET PARKING
 - DETACHED DOUBLE GARAGE
 - QUIET CUL DE SAC LOCATION
 - CHAIN FREE
 - CLOSE TO OTLEY TOWN CENTRE
 - EPC RATING D









GROSS INTERNAL AREA
 FLOOR 1 61.7 m² (665 sq.ft.) FLOOR 2 59.5 m² (640 sq.ft.)
 TOTAL : 121.2 m² (1,305 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 towards the very bottom corner of the cul de sac on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

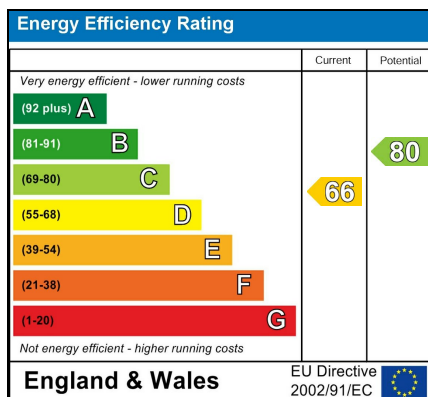
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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



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