



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Rombalds View, Otley, LS21

£265,000



This two bedroom semi detached property occupies a generous corner plot with gardens to the front, side and a driveway to the rear. The property has been well maintained throughout, however there is still scope to develop the property further with the possibility of adding a side extension (subject to planning). Set over two floors, the accommodation can be accessed via the main front door into the hallway or through the back door off the driveway. There is a light and airy through living room, a further sunny family room, the kitchen with a pantry and a wetroom. To the second floor, there are two double bedrooms and the house bathroom. Externally, the driveway provides off street parking for several cars and there are attractive well maintained gardens to the front and side. The property comes to market with no onwards chain.

Otley is a thriving 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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

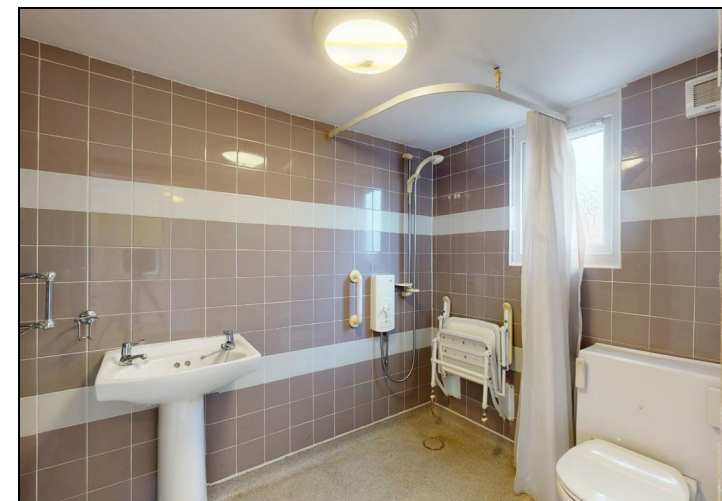
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## KEY FEATURES

- TWO DOUBLE BEDROOM SEMI DETACHED
  - SET IN A LARGER CORNER PLOT
- SCOPE FOR FURTHER DEVELOPMENT (subject to planning)
- HOUSE BATHROOM AND DOWNSTAIRS WETROOM
- THROUGH LIVING ROOM AND FAMILY ROOM
  - PARKING FOR SEVERAL VEHICLES
  - POPULAR RESIDENTIAL LOCATION
  - NO ONWARDS CHAIN
  - EPC RATING D



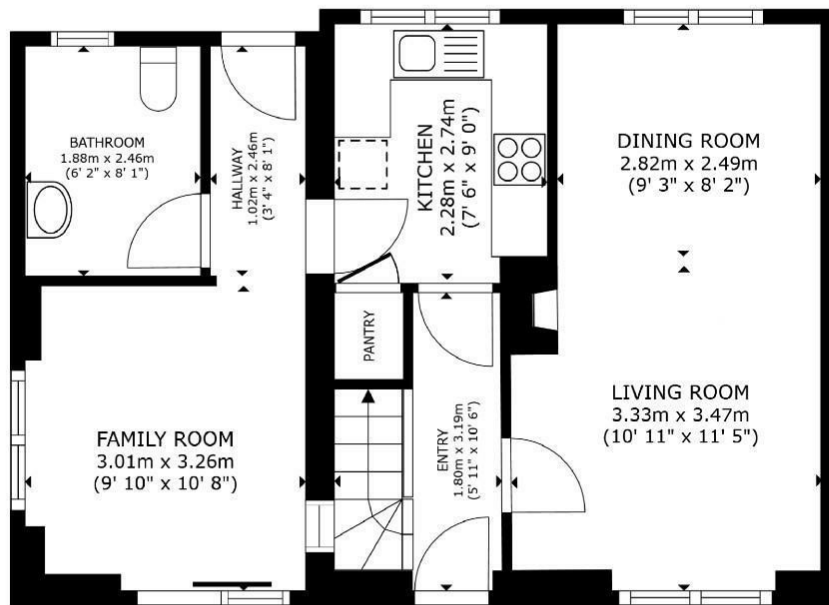




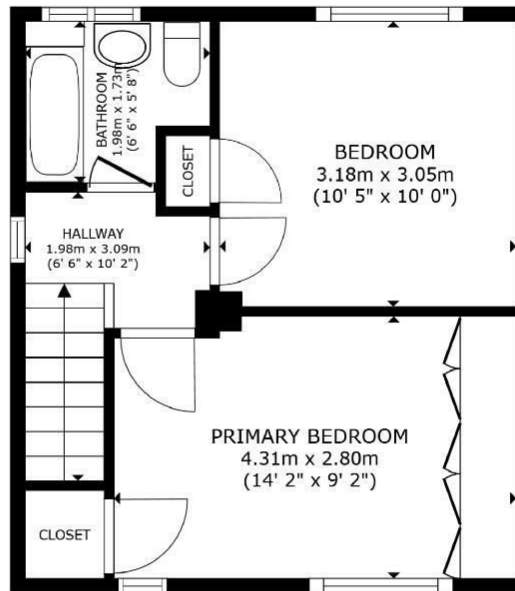








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 50.8 m<sup>2</sup> (547 sq.ft.) FLOOR 2 31.3 m<sup>2</sup> (337 sq.ft.)  
TOTAL : 82.1 m<sup>2</sup> (884 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed to the traffic lights and go straight ahead across the river. Continue up Billams Hill, then turn left onto Weston Lane. After approximately one mile, turn right (5th right turning on Weston Lane, at the 30mph speed signs) and then at the T junction, turn left onto Weston Drive. Turn immediately right into Rombalds View, and the house is on the right hand side.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

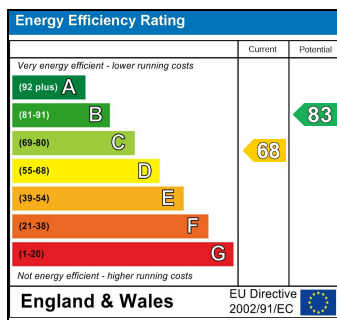
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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