

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Weston Drive

Otley, LS21 2DG

By Auction £150,000



Council Tax:





# 53 Weston Drive

Otley, LS21 2DG

By Auction £150,000



## ACCOMODATION

Timber front entrance door with two glazed panels, leading into:

### ENTRANCE PORCH

6'7" x 3'3" (2.0 x 1.0)

Timber framed windows to front and side, timber framed glass panelled door leading into:

### ENTRANCE HALL

### LIVING ROOM

14'5" x 11'2" max (4.4 x 3.40 max)

UPVC double glazed window to front, central heating radiator, electric fire with attractive surround, television point, telephone point, door leading into:

### KITCHEN

13'5" x 7'7" (4.09 x 2.31)

UPVC double glazed window to rear, central heating radiator, tiled splash back, units and base and wall level, inset stainless steel sink and drainer, space for appliances, oven with four ring gas hob, boiler, door leading into:

### UTILITY ROOM

3'7" x 7'7" max (1.09 x 2.31 max)

Door leading to side, cupboard, under stairs cupboard housing gas meter.

## FIRST FLOOR

### LANDING

UPVC double glazed window to side, loft access, telephone point.

## BATHROOM

6'3" x 5'3" (1.9 x 1.6)

UPVC double glazed opaque window to rear, low level W/C, pedestal washbasin, chrome heated towel rail, corner bath with electric shower overhead, extractor fan.

### BEDROOM ONE

14'5" x 8'10" (4.4 x 2.7)

UPVC double glazed window to front, central heating radiator, television point, thermostat, cupboard.

### BEDROOM TWO

13'5" x 7'7" (4.1 x 2.3)

UPVC double glazed window to rear, central heating radiator, fitted wardrobes, cupboard.

## OUTSIDE

The property has enclosed gardens to three sides and a driveway for off road parking.

## DIRECTIONS

From our 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. Turn right onto Weston Drive. Follow the road and the property is on the right opposite the parade of shops.

## 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 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.

Tel: 01943 660002

## LETTINGS\*INVESTMENT\*MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.





Road Map



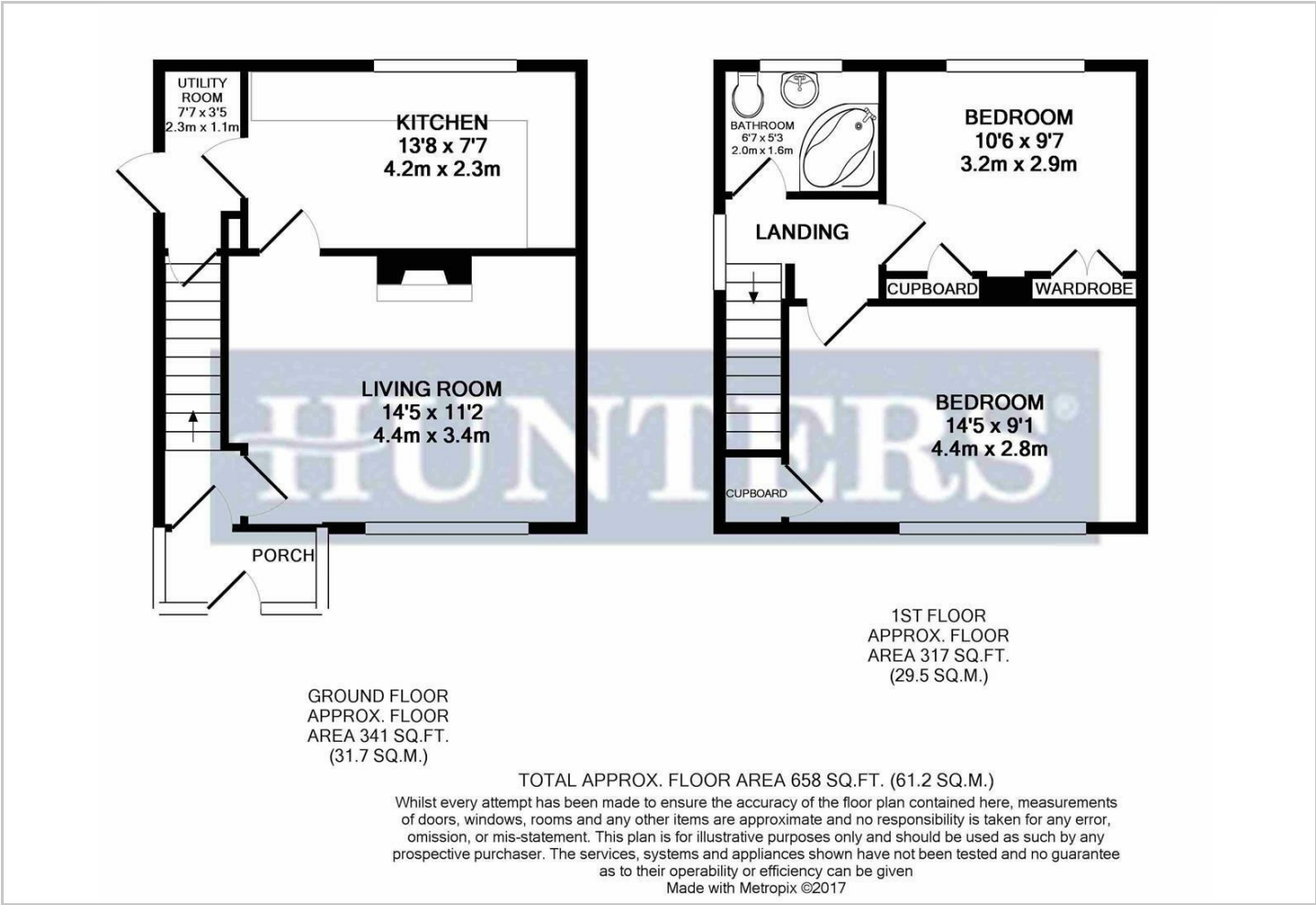
Hybrid Map



Terrain Map



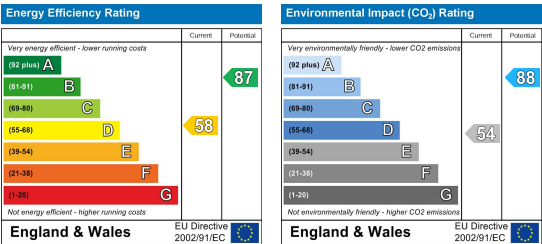
Floor Plan



Viewing

Please contact our Hunters Otley & Ilkley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.