



HUNTERS®
HERE TO GET *you* THERE

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The Gills, Otley, LS21

£585,000



A fantastic five bedroom detached property which has been substantially extended and thoughtfully re-imagined to create a contemporary high spec family home. Located in a much sought after residential area, with great views towards Otley Chevin, the accommodation briefly comprises, to the ground floor: welcoming entrance hall, two generous reception rooms, a fabulous open plan kitchen diner, a separate utility room and WC. To the first floor, there are four double bedrooms, one with an en suite, a single bedroom and a luxury house bathroom. To the front of the property there are two driveways offering parking for several vehicles and an integral single garage, to the side is a generous lawned garden with patio seating area and to the rear is low maintenance gravelled garden with some planting. A viewing is highly recommended to fully appreciate the accommodation on offer.

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
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KEY FEATURES

- FIVE BEDROOM DETACHED FAMILY HOME
 - HOUSE BATHROOM & EN SUITE
 - KITCHEN DINING ROOM
 - TWO RECEPTION ROOMS
- SEPARATE UTILITY & DOWNSTAIRS WC
- LARGE SINGLE GARAGE & TWO DRIVEWAYS
- LAWNED GARDEN TO THE FRONT & SIDE
- CONTEMPORARY FITTINGS THROUGHOUT
 - EPC RATING C









DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill, which becomes Newall Carr Road. Continue on this road where you will pass the Hospital on your left hand side. After the Hospital take the second turning right onto The Gills and the property is immediately on the left hand side and can be identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, 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.

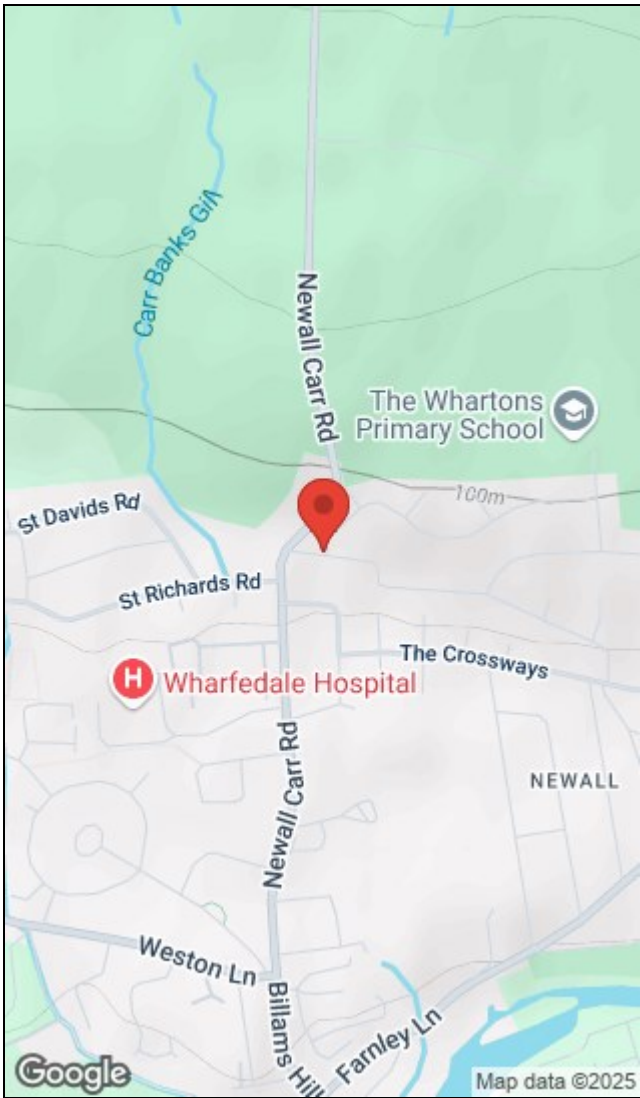
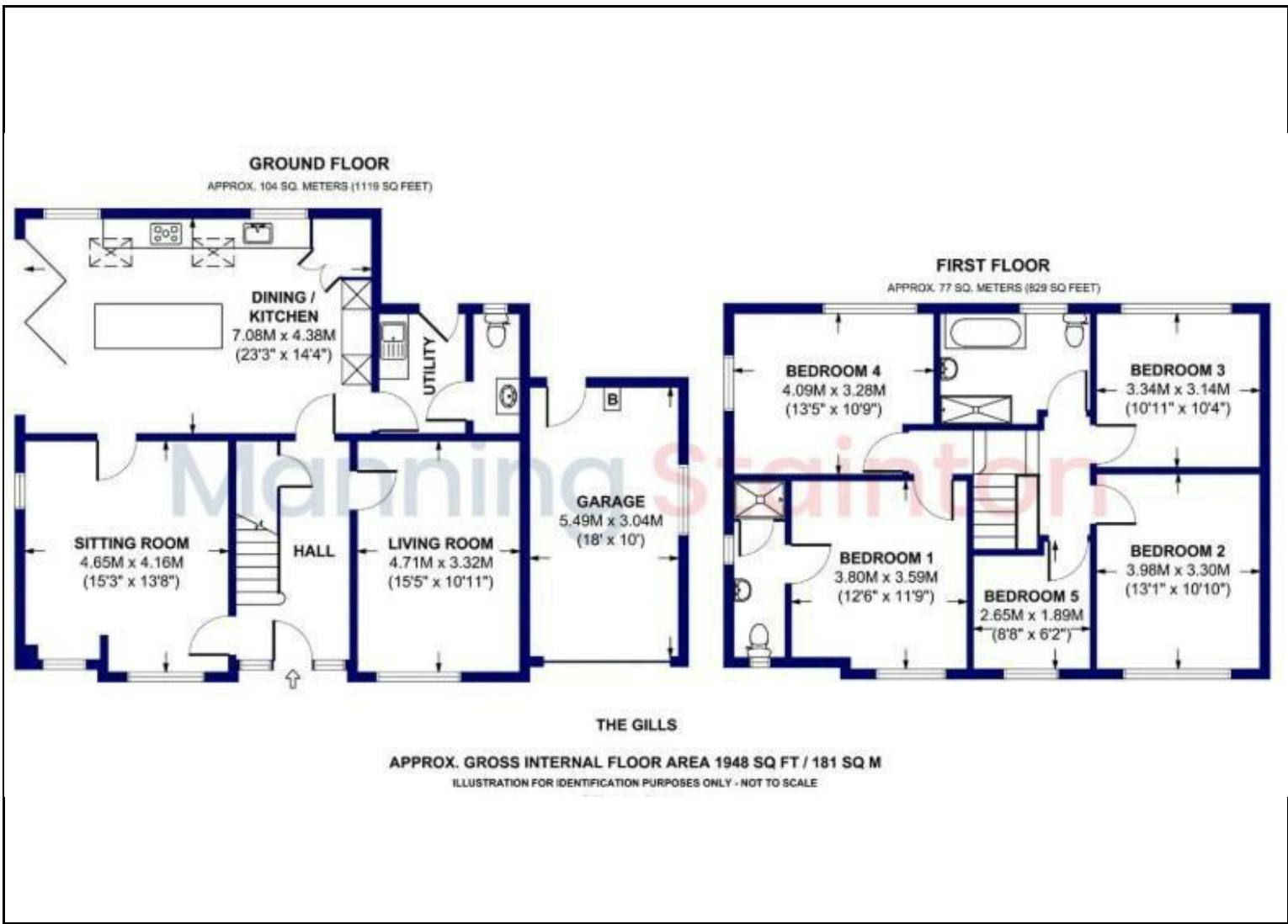
ADDITIONAL SERVICES

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.





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		
	72	81
England & Wales	EU Directive 2002/91/EC	

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