

# HUNTERS<sup>®</sup>

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## East Busk Lane

Otley, LS21 1SZ

£1,750 Per Calendar Month



A contemporary family home set over three floors, providing flexible living accommodation in an idyllic setting, and cul-de-sac location with fantastic views of Otley Chevin. The accommodation to the ground floor comprises: welcoming entrance hall, door leading to garage, downstairs bathroom, utility room leading to conservatory with French doors onto the patio seating area, and reception room/bedroom four leading to another conservatory. To the first floor, a laundry room, open plan kitchen/diner, open plan living/dining room with balcony. To the second floor, master bedroom with en suite, a double bedroom, house bathroom and a further bedroom. To the rear of the property there is an attractive enclosed garden with paved patio, shrub borders and grass area, creating an ideal space for outdoor entertaining. There is a driveway leading to the integral garage to the front of the property. Viewing is highly recommended to fully appreciate the accommodation on offer. EPC rating C.

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



ACCOMMODATION  
The property benefits from having double glazing and gas fired central heating throughout.

GROUND FLOOR

HALLWAY  
Having radiator, smoke detector, inset spotlights, under stair storage cupboard with radiator.

GARAGE 10'2" x 18'4" (3.09 x 5.60)  
Having power, lighting and electric door.

BATHROOM  
Being fully tiled, having under floor heating, low level WC, pedestal wash hand basin, heated towel rail, thermostatic cubicle shower.

UTILITY ROOM 8'0" x 7'9" (2.43 x 2.35)  
Being part tiled, having sink with drainer, wall and base units with complementary work surface, radiator. Leading to:

CONSERVATORY  
Having windows surrounding, under floor heating, UPVC French doors to leading to side room, UPVC French doors onto garden.

RECEPTION ROOM/BED FOUR 10'8" x 11'4" (3.25 x 3.45)  
Having radiator, TV point, phone point, inset spotlights. Leading to:

CONSERVATORY TWO  
Having windows to the rear elevation, UPVC French double doors in between rooms.

FIRST FLOOR

LANDING  
Having telephone entry system, radiator, inset spotlights, smoke detector.

UTILITY ROOM TWO  
Having windows to the rear elevation, sink with drainer, wall and base units, washing machine.

KITCHEN DINING ROOM 11'10" x 15'9" (3.60 x 4.81)  
Having windows to the rear elevation, wall and base units with complementary work surfaces, free standing fridge/freezer, sink with drainer, five ring gas hob with extractor over, electric oven, integral dishwasher, radiator.

LIVING ROOM 19'0" x 17'11" (5.79 x 5.47)  
Having windows to the front elevation, French double doors to balcony, TV point, phone point, stone fireplace and surround, two radiators, inset spotlights.

SECOND FLOOR

LANDING.  
Having inset spotlights, loft hatch, smoke detector, storage cupboard.

MASTER BEDROOM 12'2" x 11'7" (3.72 x 3.54)  
Having UPVC door to balcony to rear elevation, radiator, integral wardrobes.

EN SUITE  
Having frosted windows to rear elevation, heated towel rail, pedestal wash hand basin, WC with built in cistern, cubicle thermostatic shower, inset spotlights, extractor fan, double shaver point.

BEDROOM TWO 12'2" x 10'11" (3.71 x 3.34)  
Having window to the front elevation, integral wardrobes, radiator, inset spotlights.

BATHROOM 7'10" x 7'9" (2.39 x 2.35)  
Being fully tiled, having under floor heating, low level WC, pedestal wash hand basin, panelled bath, double shaver point, cubicle thermostatic shower, extractor fan, inset spotlights.

BEDROOM THREE 6'4" x 13'0" (1.93 x 3.96)  
Having windows to the rear elevation, radiator.

OUTSIDE  
To the front of the property, there is parking on the driveway and garage, also visitor parking in the development. To the rear of the property, there is a garden with patio seating area, shrub borders, and grass area.

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.

PROPERTY BLOG  
The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to [www.wharfevalleypropertyblog.co.uk](http://www.wharfevalleypropertyblog.co.uk)

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.

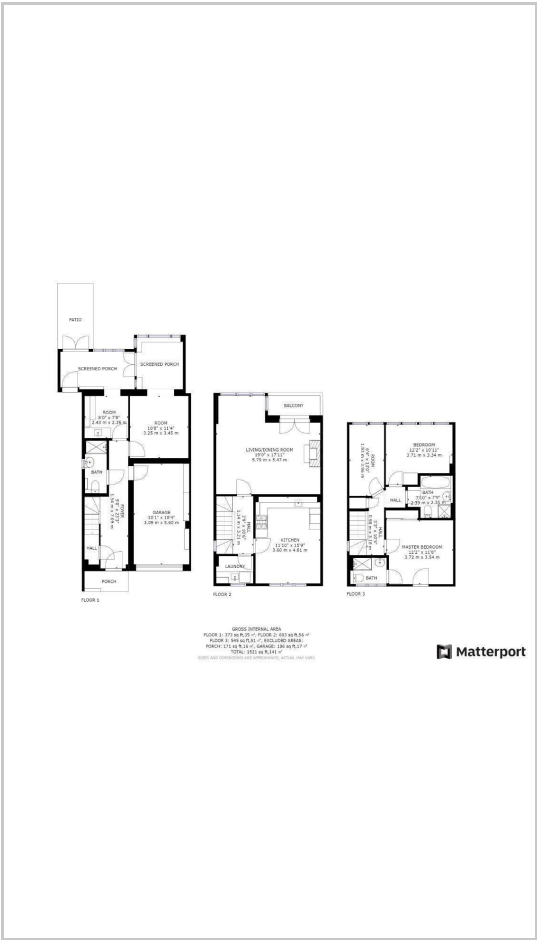
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

56-58 Kirkgate, Otley, LS21 3HJ  
Tel: 01943 660002 Email: [otley@hunters.com](mailto:otley@hunters.com) <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

