



HUNTERS[®]
HERE TO GET *you* THERE



Fawkes Drive, Otley, LS21

£410,000



A three double bedroom detached property located on a quiet cul de sac in Otley. The property boasts a contemporary finish throughout and has ample accommodation making it an ideal family home. The accommodation to the ground floor briefly comprises an entrance hall with cloakroom and a living room with stone fireplace. Double doors lead through into the open plan kitchen / dining room which has patio doors out to the garden and a side door leading onto the driveway. To the first floor, there are three double bedrooms and a house bathroom. The master bedroom benefits from an en-suite shower room. To the front and side of the property there is a block paved driveway offering off street parking for several vehicles, leading up to the single detached garage. To the rear of the property there is an enclosed lawned garden, ideal for outdoor relaxation. An early viewing is highly recommended.

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

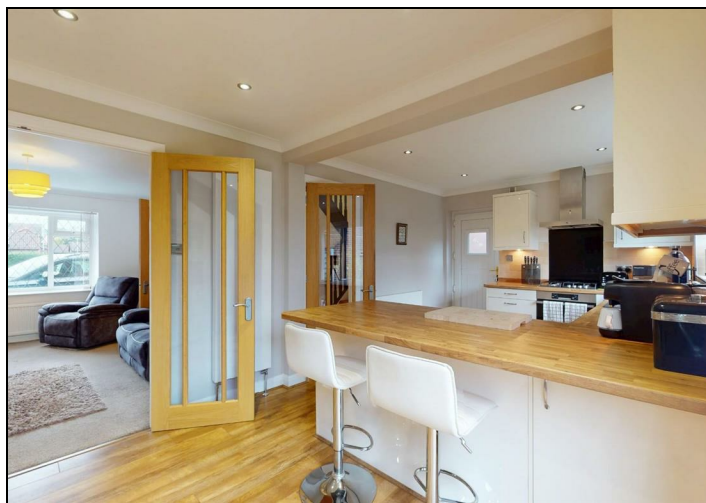
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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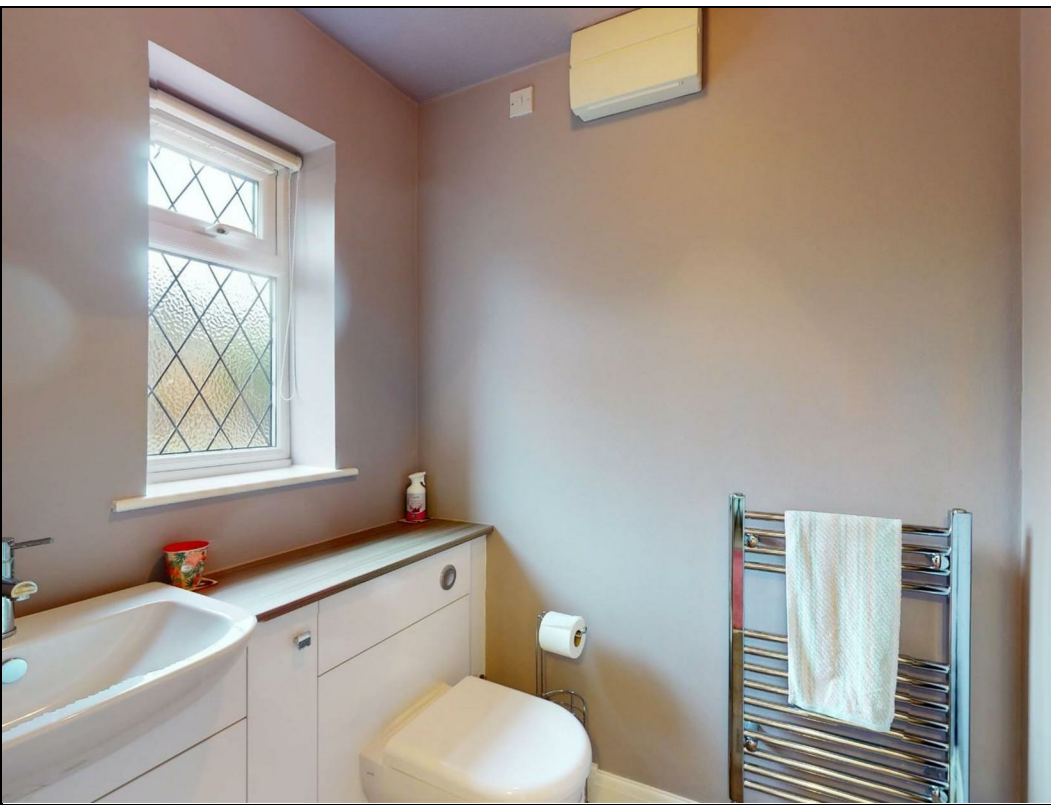


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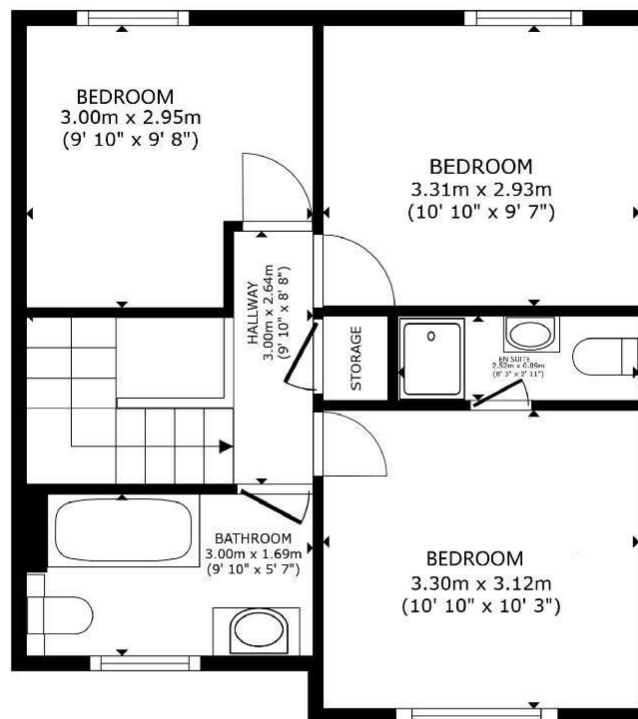
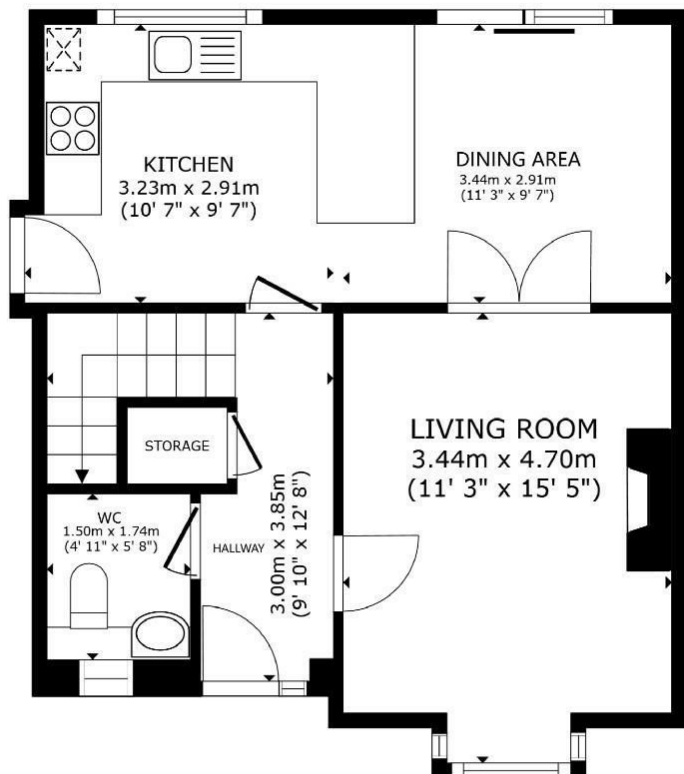
KEY FEATURES

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- CONTEMPORARY FITTINGS THROUGHOUT
- HOUSE BATHROOM & EN SUITE
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- EPC RATING C









GROSS INTERNAL AREA
FLOOR 1 46.6 m² (501 sq.ft.) FLOOR 2 44.0 m² (474 sq.ft.)
TOTAL : 90.6 m² (975 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road before turning right onto Duncan Avenue. At the end of the road turn left onto West Busk Lane and Fawkes Drive can be found on the left hand side. The property is on the left hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

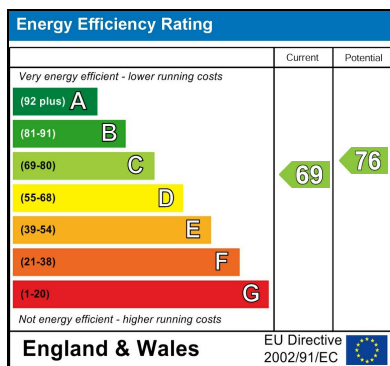
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group.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