



Otley Road

Menston, LS29 6EE

£1,200 Per Calendar Month



A three bedroom semi detached family home, with stunning far reaching views, in a popular residential area of Menston, within walking distance of transport links & offering a variety of walks nearby. The property benefits from having a contemporary bathroom & kitchen with integrated appliances. The accommodation briefly comprises, to the ground floor:- a welcoming, light and airy entrance hall, an open plan living room and dining kitchen with WC. To the first floor:- two double bedrooms, a single bedroom and house bathroom. The house benefits from having generous enclosed garden to the rear, and raised gardens to the front. There is off road parking available.

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.



ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

UPVC side entrance door, window to the side elevation, vertical radiator.

KITCHEN DINER 14'3" x 12'6" (4.34 x 3.81)

Having window to the rear elevation, sky light, UPVC back entrance door, two vertical radiators, island with integrated base units and wine cooler, sink with drainer, wall and base units with complementary work surfaces, integrated dishwasher, integrated counter fridge, integrated counter freezer, electric oven, four ring electric hob with extractor over.

WC

Having opaque window to rear elevation, low level WC, radiator, wash hand basin with vanity unit below.

LIVING ROOM 15'3" x 13'0" (4.65 x 3.96)

Having two bay windows to the front elevation, two vertical radiators, TV point.

FIRST FLOOR

LANDING

Having window to the rear elevation, loft hatch.

BATHROOM

Being part tiled, having three windows to the side elevation, low level WC, pedestal wash hand basin, cubicle shower enclosure with electric shower, four integral storage cupboards, radiator, extractor fan.

BEDROOM ONE 12'5" x 9'8" (3.78 x 2.95)

Having window to the front elevation, radiator.

BEDROOM TWO 10'6" x 7'0" (3.20 x 2.13)

Having window to the rear elevation, radiator.

BEDROOM THREE 9'9" x 5'2" (2.97 x 1.57)

Having window to the front elevation, radiator.

OUTSIDE

To the front of the property, there is a raised lawned garden. To the rear, there is a privately positioned generous garden with paved patio area, lawned area, garden shed.

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.

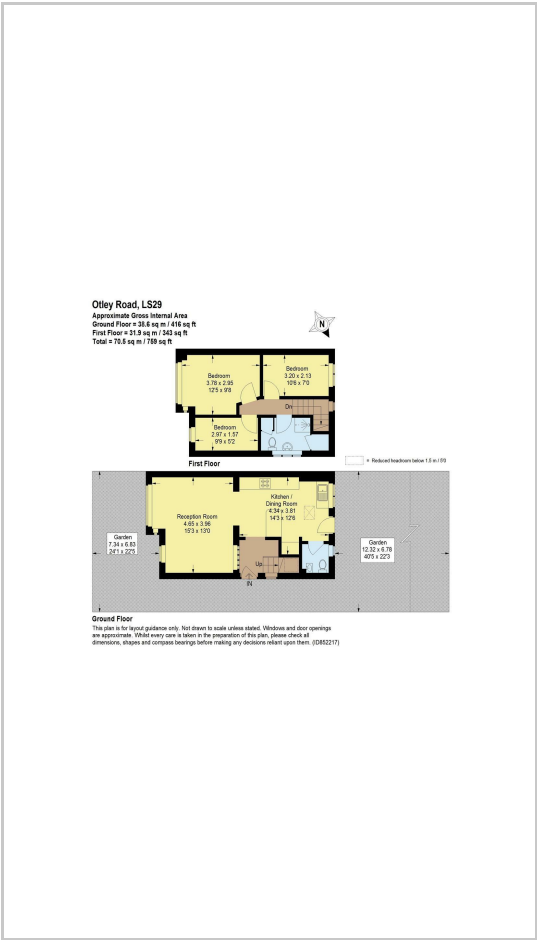
LETTINGS * INVESTMENT * MANAGEMENT

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.

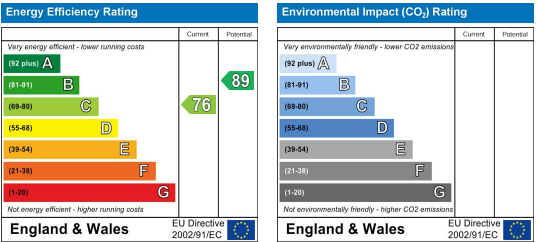
Area Map



Floor Plans



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.