



**HUNTERS®**  
HERE TO GET *you* THERE

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# St. Richards Road, Otley, LS21

Offers Over £375,000



A fantastic four bedroom semi detached family home occupying a corner plot in a quiet cul-de-sac location. It has a side extension and a conservatory to the rear, offers substantial accommodation throughout. Located in a much sought after residential area, with a generous south facing garden to the side and rear, a larger than average single garage, shed, greenhouse and tidy front garden. The accommodation briefly comprises, to the ground floor: welcoming entrance hall, lovely through living/dining room, a sunny breakfast kitchen, a versatile bedroom/home office with en suite and a conservatory. To the first floor, there are two double bedrooms, a single nursery/study and the house bathroom with separate WC. To the front of the property is parking for several vehicles and a larger than average single garage. 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. Close by there are delightful countryside walks, parks and bike rides.

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

otley@hunters.com | [www.hunters.com](http://www.hunters.com)

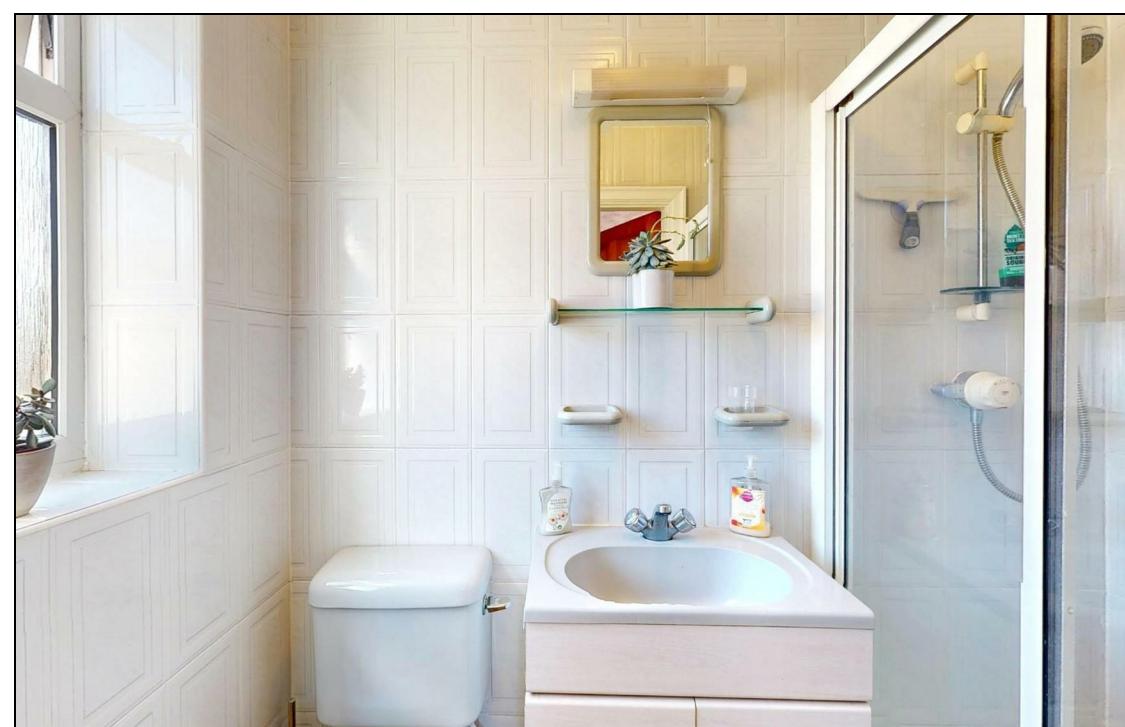
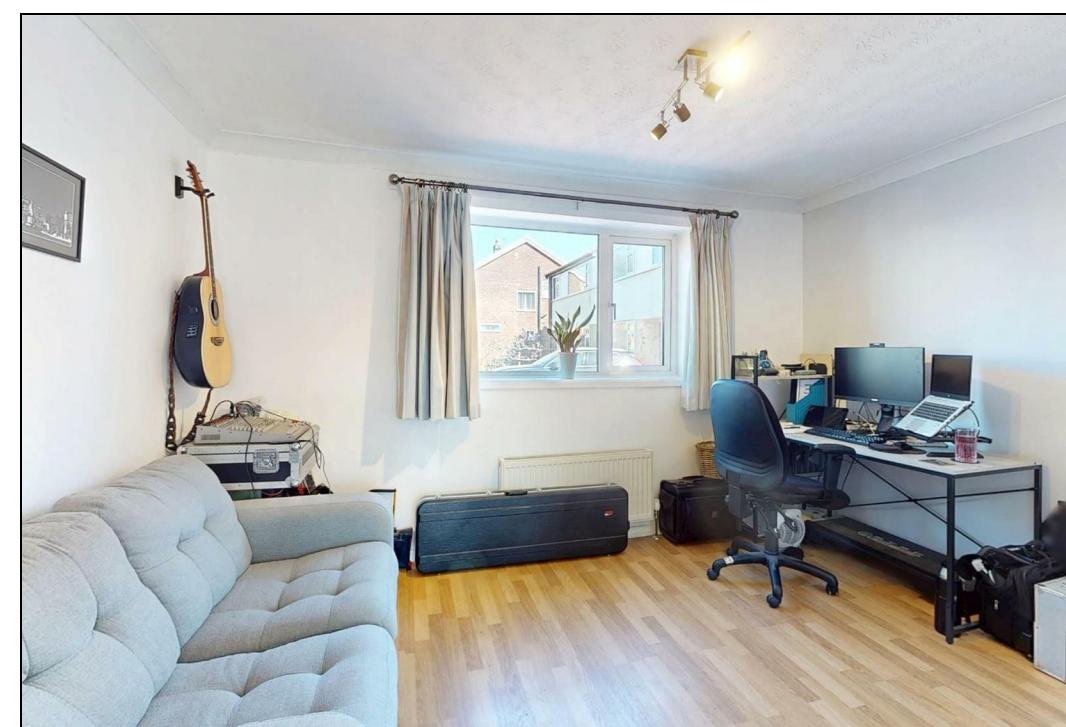
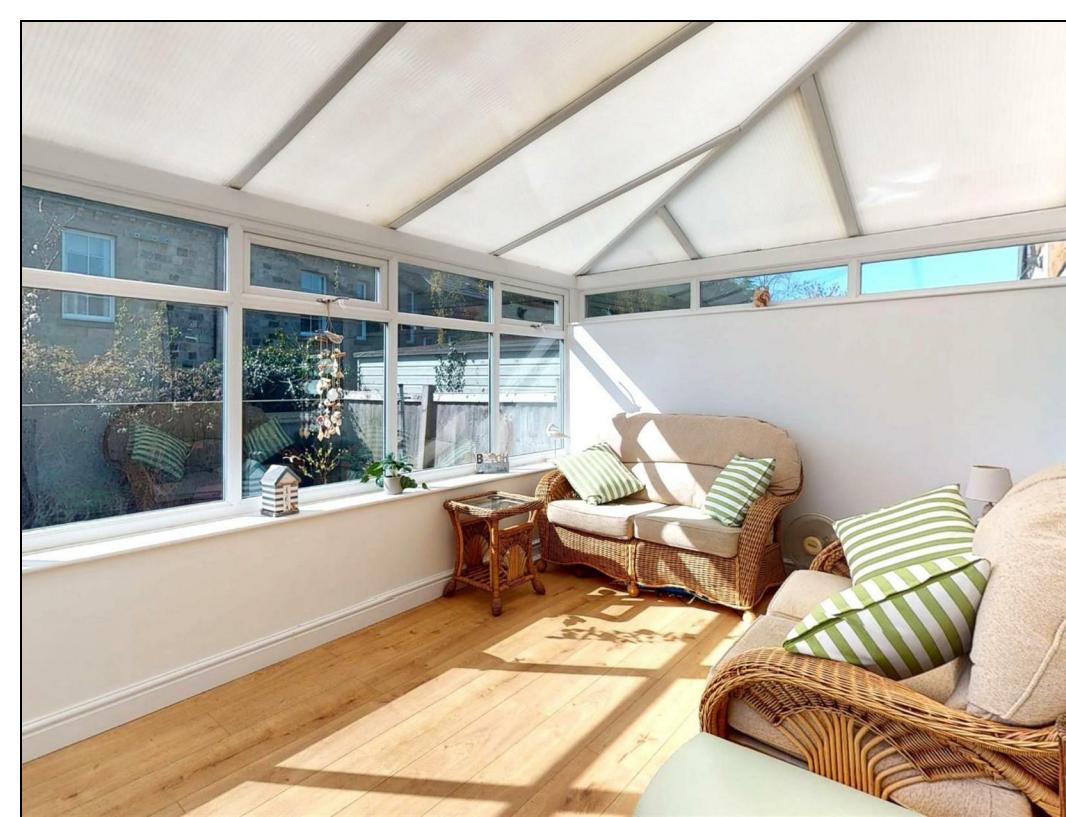


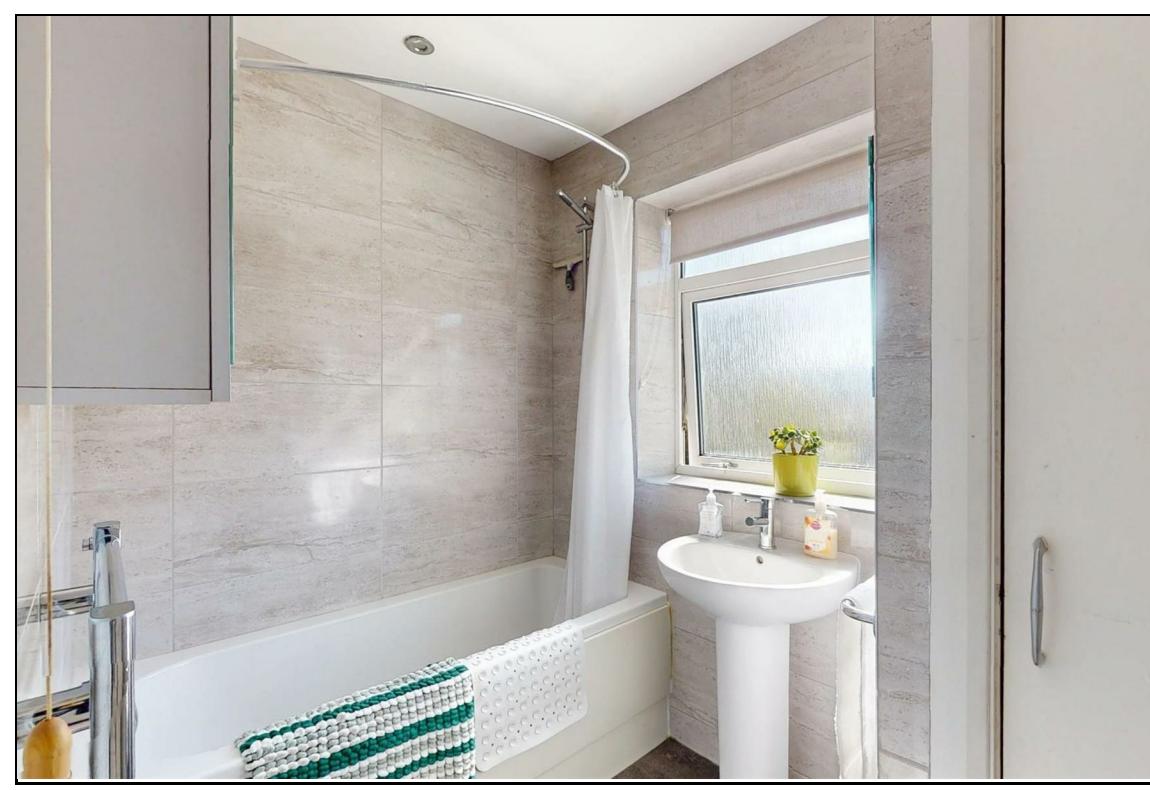
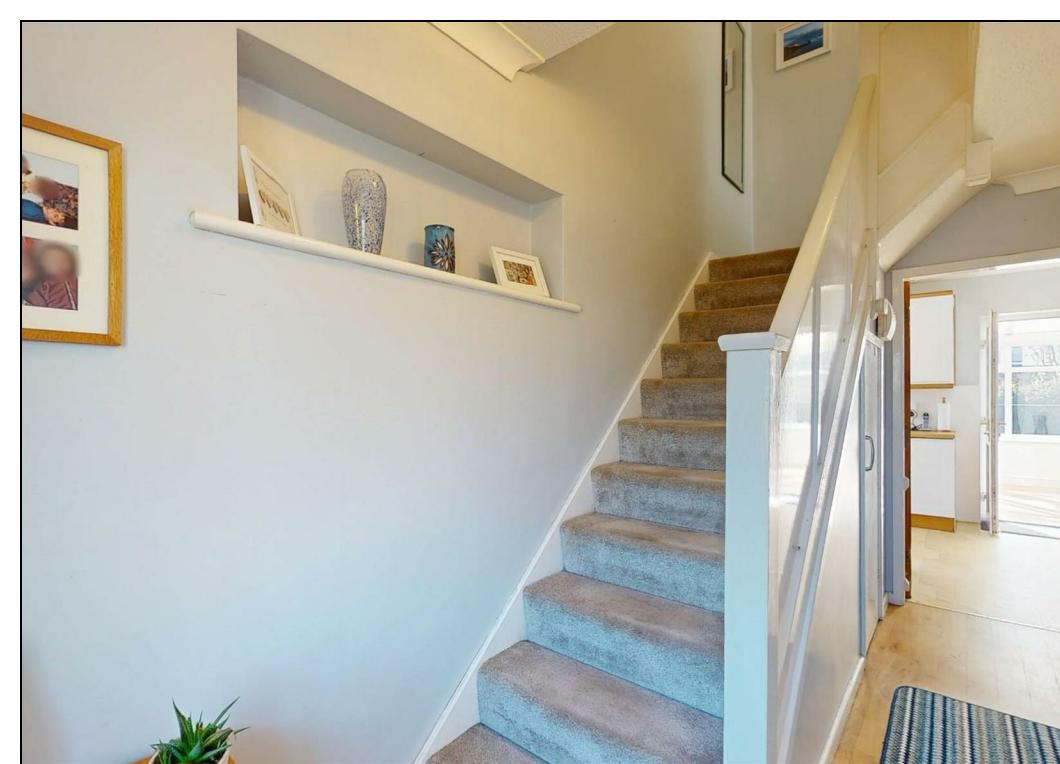
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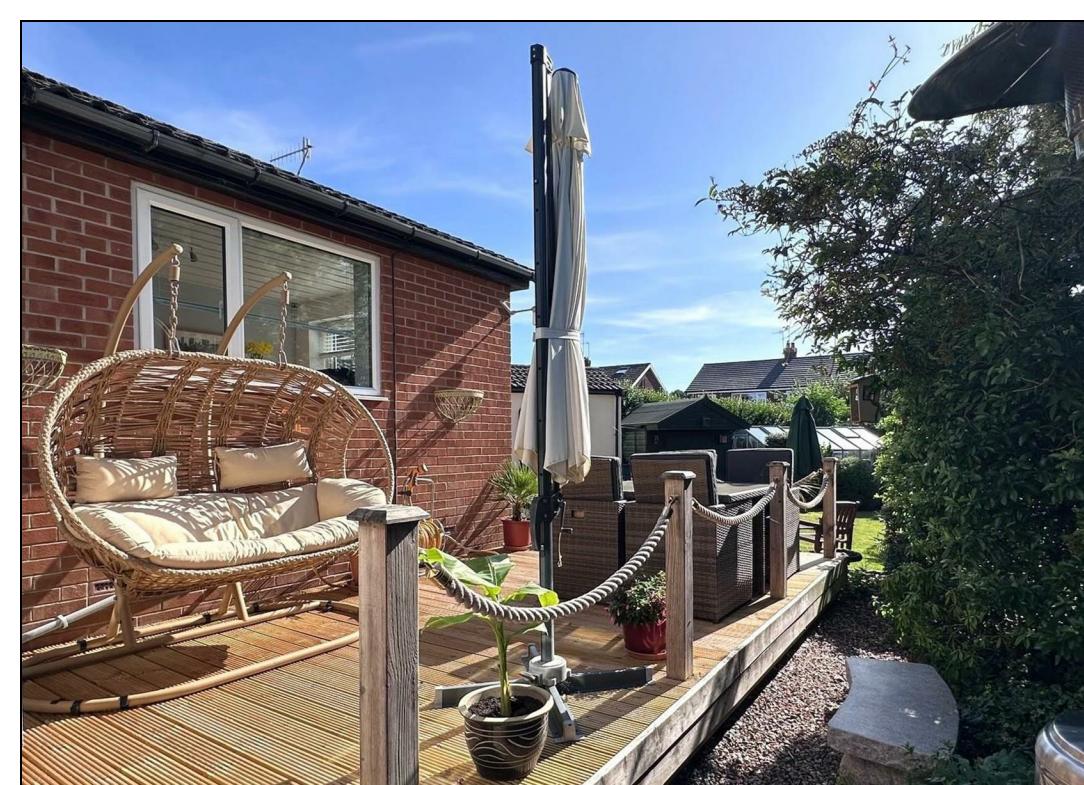
## KEY FEATURES

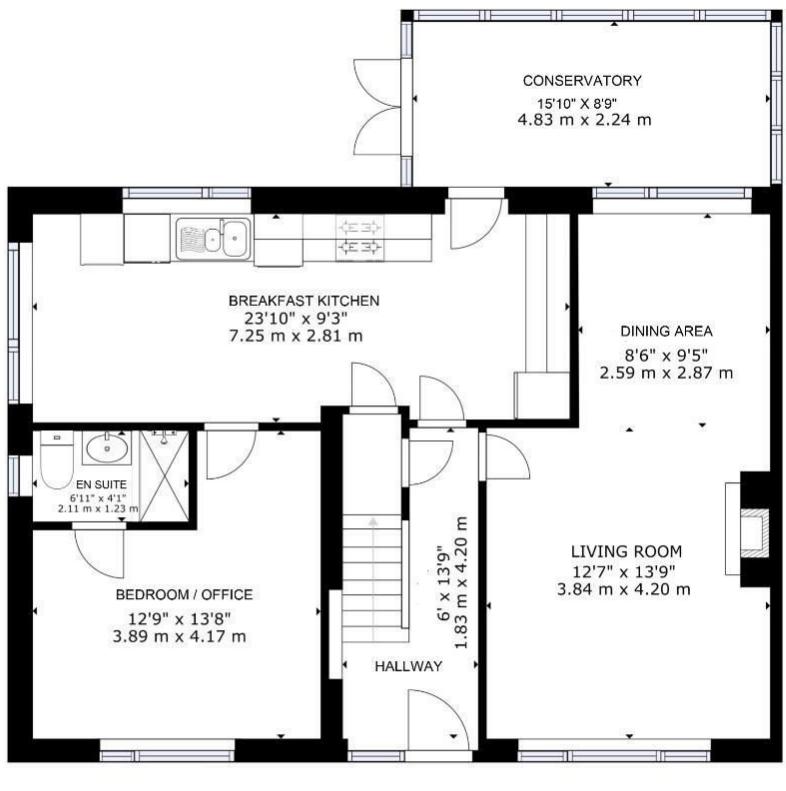
- EXTENDED FOUR BEDROOM SEMI DETACHED
  - THROUGH LOUNGE/DINER
  - BREAKFAST KITCHEN
  - CONSERVATORY
- DOWNSTAIRS DOUBLE BEDROOM WITH EN SUITE
- GENEROUS SOUTH FACING GARDEN TO THE SIDE AND REAR
- LARGER THAN AVERAGE SINGLE GARAGE, SHED AND GREENHOUSE
- OFF STREET PARKING FOR SEVERAL CARS
- EPC RATING C





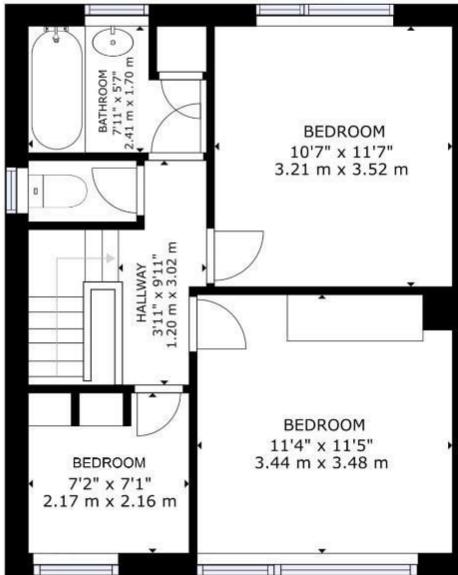






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 892 sq ft, 82.91 m<sup>2</sup>, FLOOR 2: 437 sq ft, 40.62 m<sup>2</sup>  
 TOTAL: 1329 sq ft, 123.53 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

 **Matterport**

## DIRECTIONS

From our Hunters Otley & Ilkley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill. Continue on this road where you will pass the Hospital on your left hand side. After the Hospital turn left into St. Richards Road. Then take the first left and the property can be found on the left hand side at the head of the cul de sac and is identified by our Hunters For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

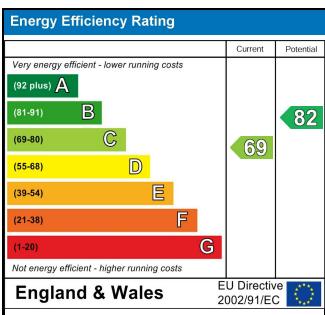
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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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