




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# St. Martins Avenue, Otley, LS21

## £435,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A fantastic opportunity to purchase a three bedroom detached bungalow, positioned within a generous plot located in a popular residential area on the northern side of Otley. In brief, there is a newly installed kitchen that has been fitted to a high standard, dining room with patio doors leading out to the garden, a living room, three double bedrooms, one with en suite shower room, and a house bathroom. The property feels spacious throughout and has the added benefit of a fully boarded loft for storage. Externally there is a generous south facing rear garden, a large patio area ideal for relaxing or entertaining, a driveway providing off street parking and a garage.

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  
otley@hunters.com | www.hunters.com



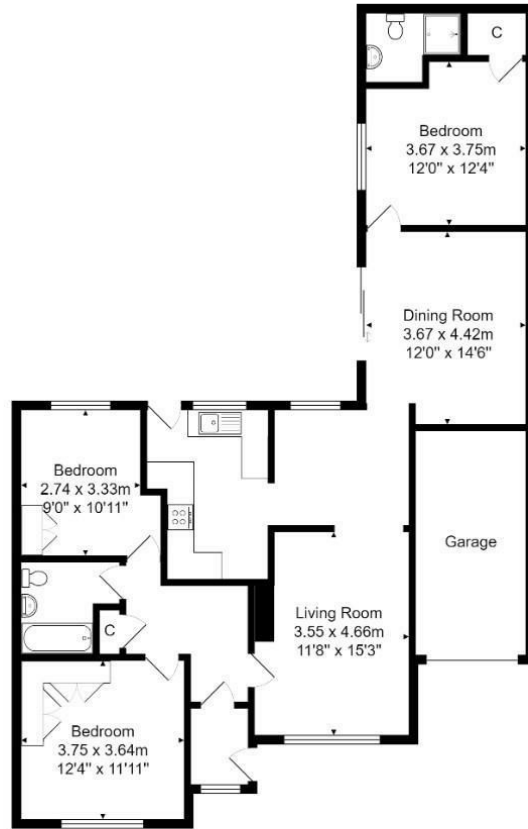
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## KEY FEATURES

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- SOUTH FACING REAR GARDEN
- BATHROOM & EN SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- PEACEFUL LOCATION
- DRIVEWAY & GARAGE
- BOARDED LOFT
- EPC RATING D







Total Area: 124.1 m<sup>2</sup> ... 1336 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## DIRECTIONS

From our Hunters Otley offices in Kirkgate, continue in a northerly direction crossing The River Wharfe. Proceed along Billiams Hill and after passing the hospital on the left hand side turn left onto St. Richards Road. Turn right onto St. Davids Road and left onto St. Martins Avenue. The property is 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

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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