

## Otterwood Lane, York, YO24 3JR

- WELL PRESENTED
- UTILITY ROOM
- GARAGE
- EXTENDED
- CLOSE TO LOCAL AMENITIES
- LANDSCAPED GARDEN

**Offers Over £440,000**



# Otterwood Lane, York, YO24 3JR - Offers Over £440,000

## DESCRIPTION

A beautifully presented and extended five bedroom detached home in a popular residential area to the West of York.

Upon entering the property you have an entrance porch which leads through to the spacious living room with a large window to the front elevation filling the room with light and a fireplace creating a focal point to the room.

The kitchen is located to the rear of the property and features a range of base and wall units with integrated appliances. The kitchen opens up to a further reception space offering a variety of different uses to suite your needs, patio doors from this space lead to the rear garden.

The ground floor is completed by a useful utility room with space and plumbing for free standing white goods, a sink and some base and wall units.

To the first floor you have five bedrooms and the family bathroom with sink, W.C and bath with shower over.

Externally there is a paved driveway to the front providing off street parking for multiple vehicles and leading to the integral garage. There is access down each side of the property leading to the enclosed, landscaped garden with patio seating area and artificial lawn.

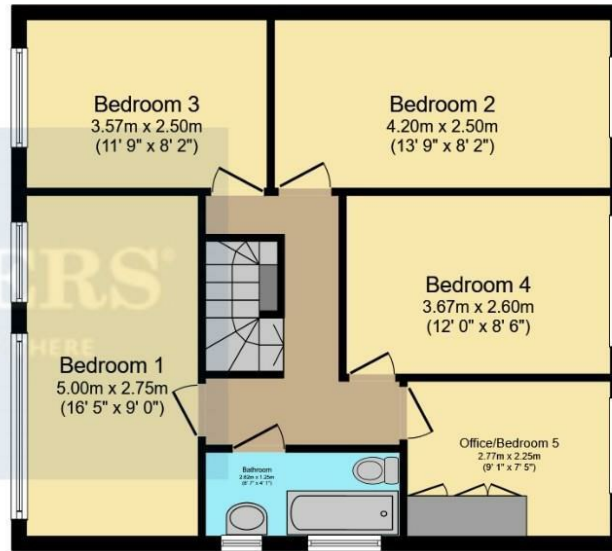
Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**



**First Floor**

Total floor area 137.3 m<sup>2</sup> (1,478 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Viewings**

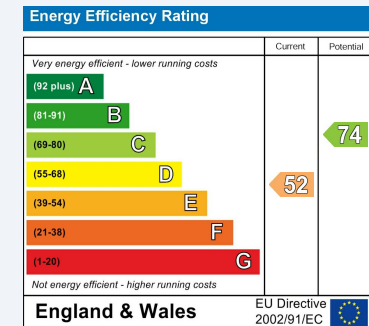
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>