



HUNTERS[®]

HERE TO GET *you* THERE



St. Davids Road, Otley, LS21

£515,000

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A beautifully presented five bedroom detached property extended to make a practical and versatile family home, and situated in a popular location. Arranged over two floors, from the entrance hall there is a light and airy living room and a utility area with a door leading to the integral single garage. The current owners have extended the property to create a fantastic and spacious open plan kitchen dining room with a cosy snug seating area to the side. Having a patio door to the rear garden and a roof lantern, the area boasts lots of natural light. In addition, there is a under the stairs WC. There are, to the first floor, five bedrooms, four of which are doubles, and a contemporary house bathroom. Externally, the property has gardens to front and rear. To the front of the property there is a generous driveway for several vehicles leading up to the single garage. To the rear of the property is a flat lawned garden ideal for families. Early viewings highly recommended for this perfect family home.

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.

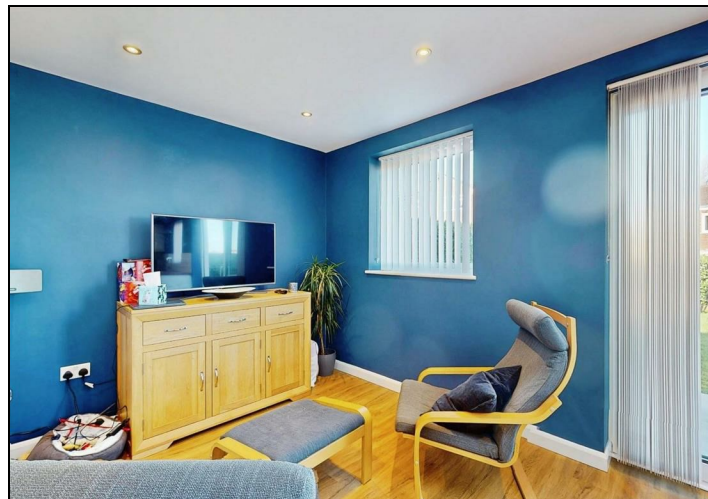
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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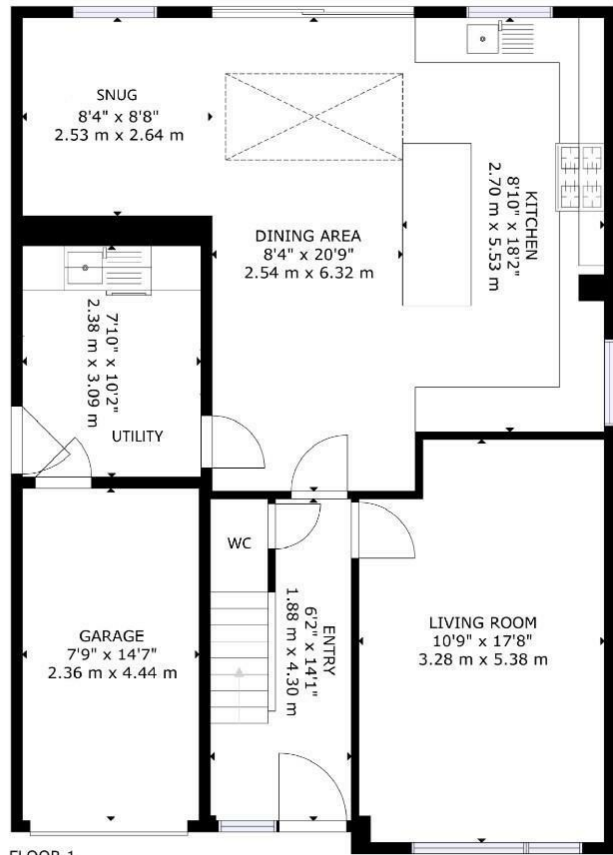
KEY FEATURES

- FIVE BEDROOM DETACHED FAMILY HOME
- GENEROUS SINGLE STOREY REAR EXTENSION
 - SPACIOUS KITCHEN DINING ROOM
 - FOUR DOUBLE BEDROOMS
 - SEPARATE UTILITY ROOM
 - INTEGRAL SINGLE GARAGE
 - FRONT & REAR GARDENS
 - PARKING FOR SEVERAL VEHICLES
 - EPC RATING C

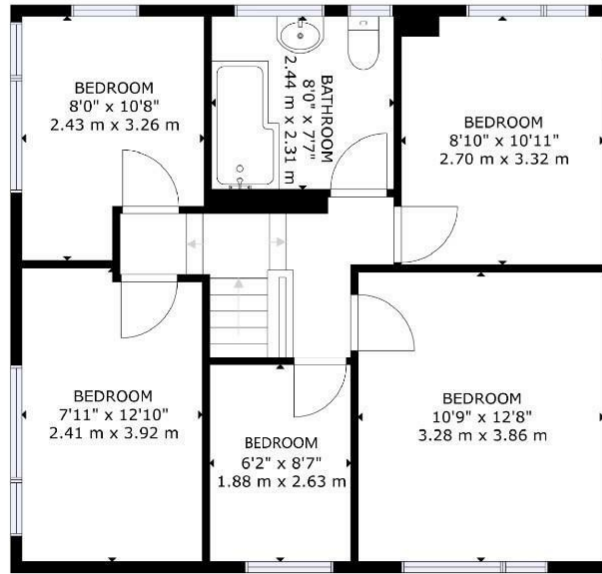








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 783 sq.ft, 73 m², FLOOR 2: 609 sq.ft, 57 m²
 EXCLUDED AREAS: GARAGE: 113 sq.ft, 10 m²
 TOTAL: 1392 sq.ft, 130 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed to the traffic lights and continue straight ahead across the River Wharfe. Proceed up Billams Hill, becoming Newall Carr Road. Turn left onto Carr Bank Bottom becoming St Richards Road, then take the first right onto St. Davids Road. Continue along St. Davids Road as it goes up the hill and bears left. The property can be found on the left hand side.

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 170 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.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

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