



HUNTERS[®]
HERE TO GET *you* THERE

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Cambridge Drive, Otley, LS21

£350,000

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A charming three bedroom semi detached home, with scope to extend (subject to planning), set in a peaceful location yet just a short walk to all the town's amenities. This property has been really well maintained throughout; the ground floor consists of an entrance hallway that leads to the spacious living room that looks out over the front garden and an open plan kitchen/diner overlooking the garden to the rear as well as a useful rear porch. Upstairs, the home offers three comfortable bedrooms and a family bathroom. Outside, the property benefits from established gardens front and back which are not overlooked, off street parking for several vehicles and a single garage. Overall, this lovely home is perfectly positioned in a highly sought after area, great for families as it is within easy reach of the well-regarded All Saints Primary School and Prince Henry's Grammar School. The property comes to market with no onwards chain.

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 Henry's 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

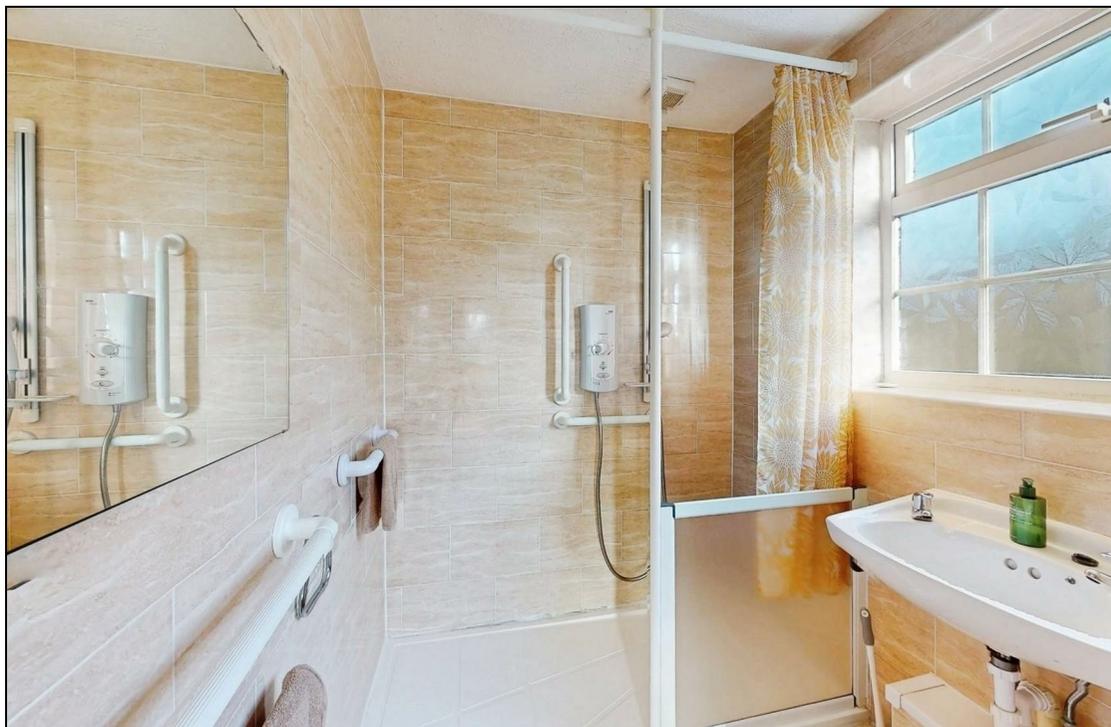
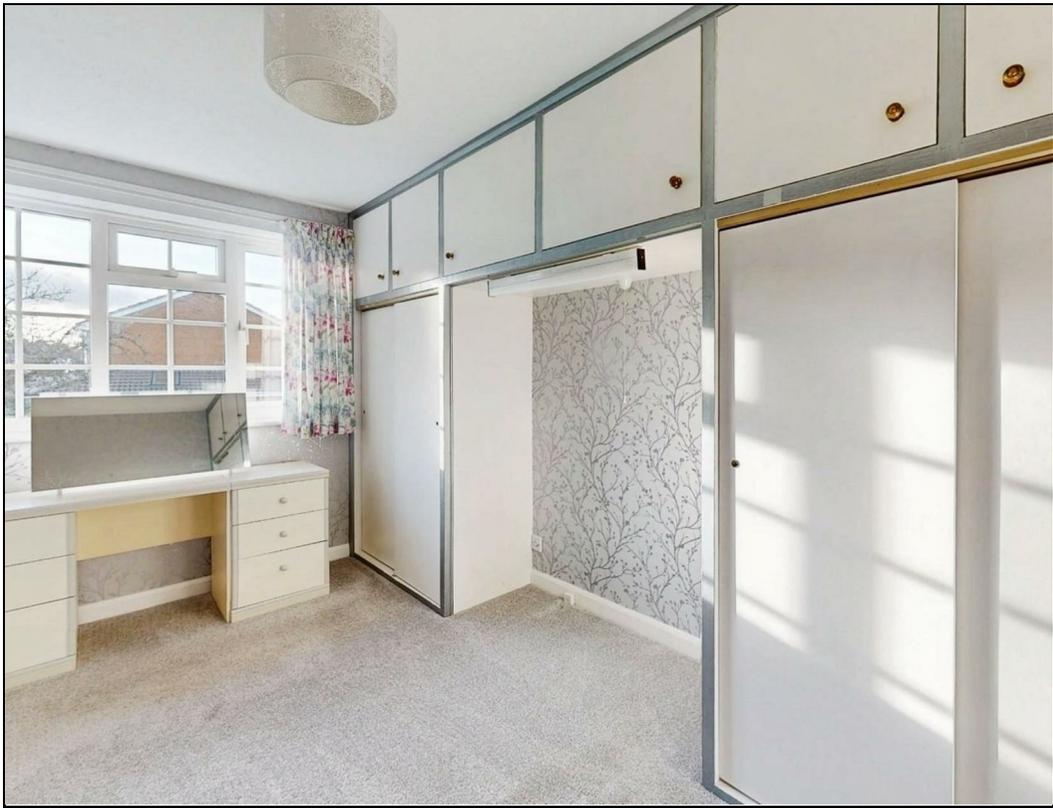


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KEY FEATURES

- THREE BEDROOM SEMI DETACHED
- SCOPE TO EXTEND (subject to planning)
 - KITCHEN DINER
 - REAR PORCH
- SINGLE GARAGE AND DRIVEWAY FOR SEVERAL CARS
 - GENEROUS FRONT & REAR GARDEN
 - CLOSE TO OTLEY TOWN CENTRE
 - MUCH SOUGHT AFTER LOCATION
 - EPC RATING D
 - NO ONWARDS CHAIN







DIRECTIONS

From our Hunters offices on Kirkgate, turn left onto Bondgate which becomes Gay Lane. Turn left onto Cambridge Street and follow the road until it becomes Cambridge Way. Turn right on to St Clair Road then stay on it until you get to Lisker Drive, turn left onto Lisker Drive and continue along until you get the the top of Cambridge Drive.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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 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.

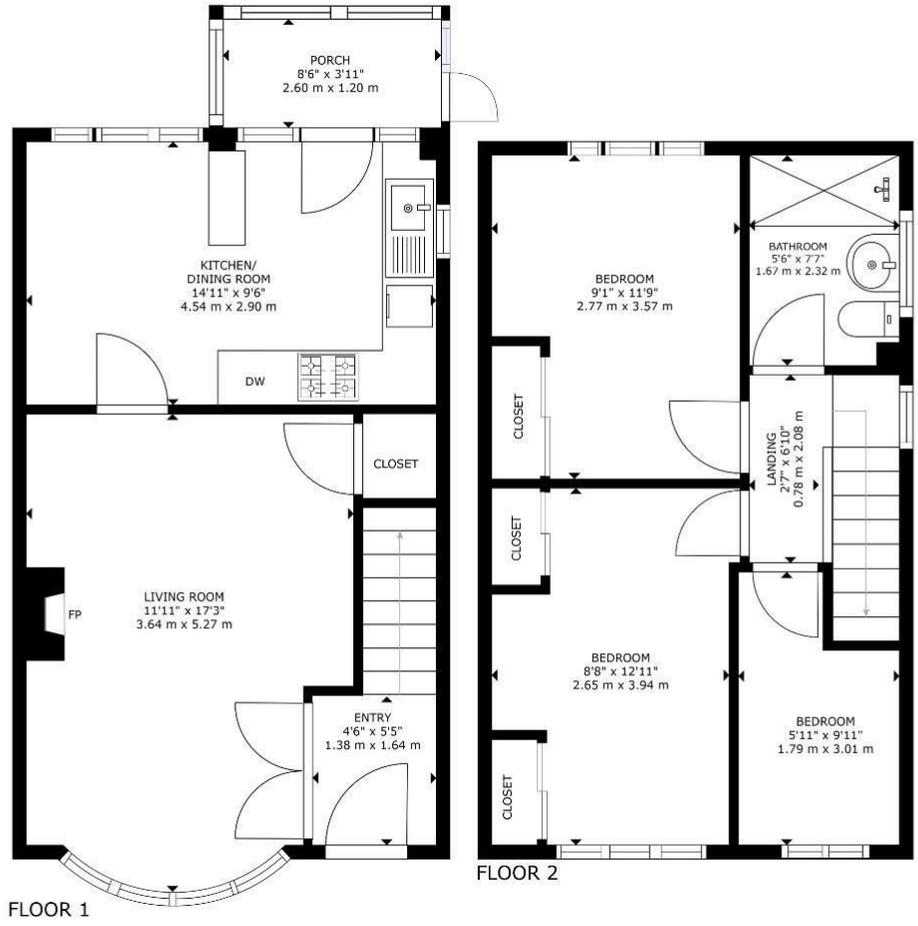
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

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.

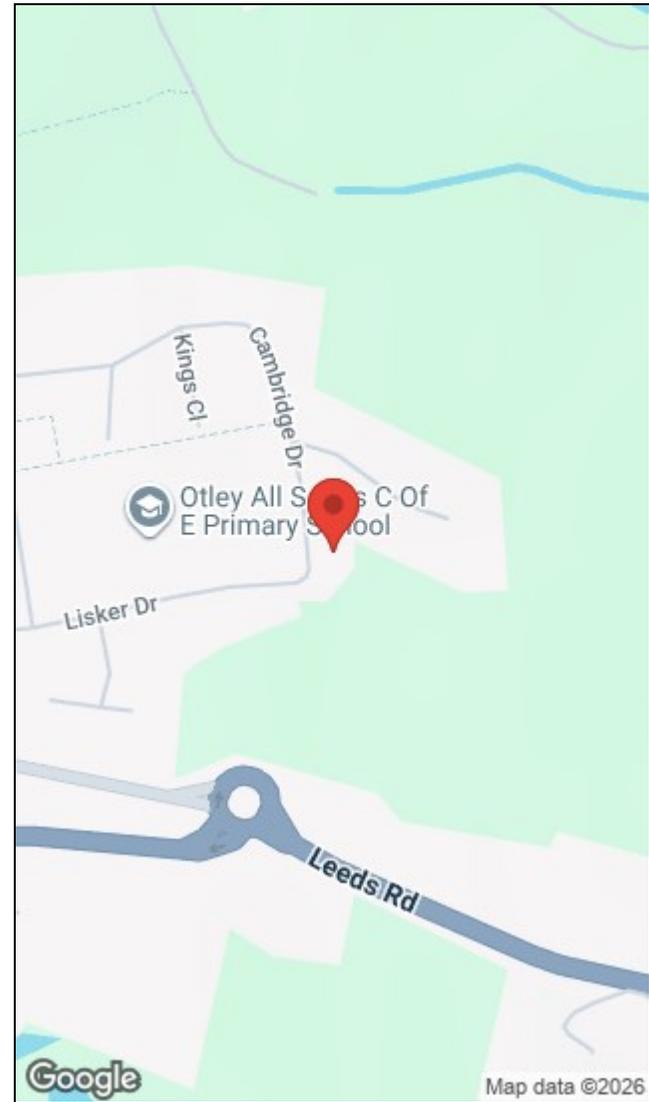
DISCLAIMER

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.





GROSS INTERNAL AREA
 FLOOR 1: 425 sq. ft, 39 m²; FLOOR 2: 372 sq. ft, 34 m²
 TOTAL: 797 sq. ft, 73 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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