



HUNTERS[®]
HERE TO GET *you* THERE

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Milner Bank, Otley, LS21

£335,000



An immaculately presented extended three bedroom semi-detached house located within a tucked away cul de sac in a highly regarded and popular residential area towards the western end of Otley, with Menston's train station just over a mile away and countryside walks from the doorstep. The accommodation briefly comprises, to the ground floor, a light and welcoming entrance hall, spacious and well proportioned living room, and an open plan dining kitchen created by an extension to the rear of the property with bi-fold doors to the rear garden. To the first floor there are two double bedrooms, a single bedroom and house bathroom. Externally the property benefits from having a full width driveway providing ample off street parking, a most pleasant fully enclosed rear garden which offers a great deal of privacy and is low maintenance, and a single garage. A fantastic opportunity to acquire a lovely home suitable for couples and families alike, and an early viewing is recommended.

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.

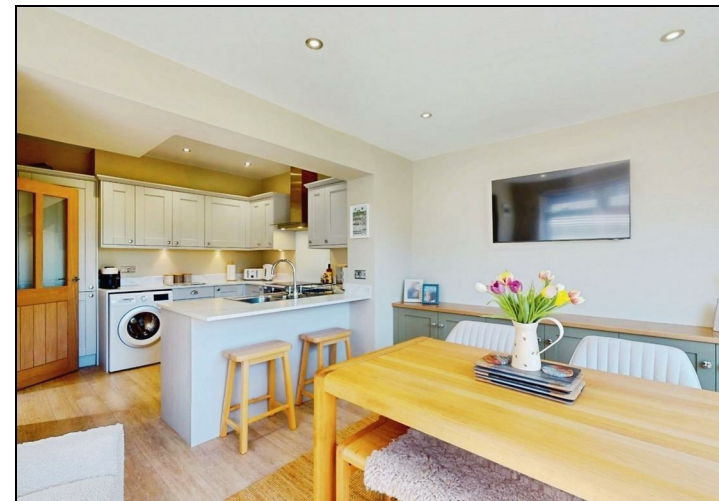
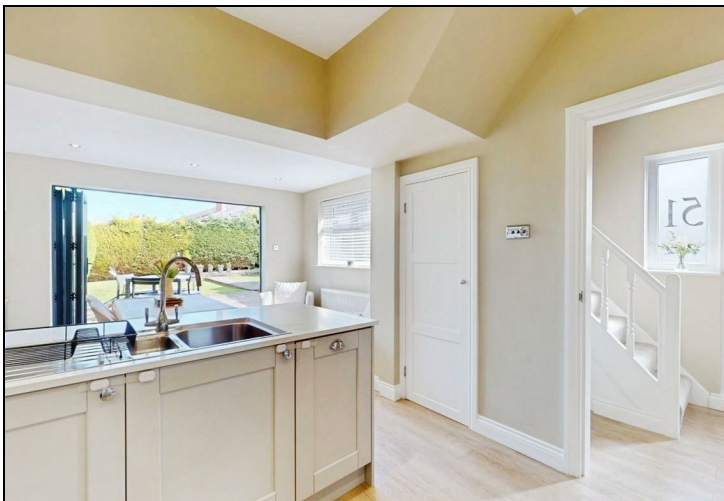
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com

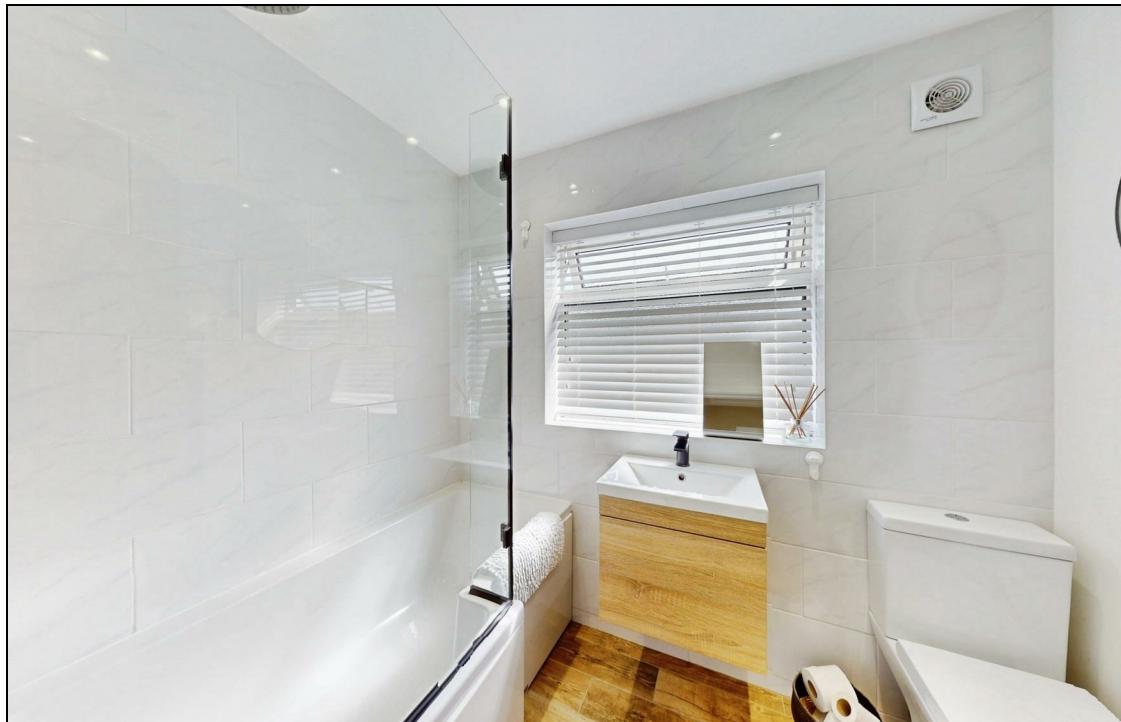


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KEY FEATURES

- THREE BEDROOMS SEMI DETACHED HOUSE
- EXTENDED OPEN PLAN KITCHEN / DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- GENEROUS REAR GARDEN AND LOVELY VIEWS
- GARAGE AND AMPLE DRIVEWAY PARKING
- POPULAR CUL DE SAC LOCATION
- SUMMERHOUSE
- EPC RATING D







DIRECTIONS

From our Hunters offices on Kirkgate, Otley, proceed along Kirkgate to the traffic lights. Turn left at the traffic lights onto Westgate. Proceed along Westgate becoming Bradford Road. At the roundabout go straight ahead and continue on Bradford Road. Milner Bank is cul de sac on the left hand side, a short distance past the Renault Garage. When you turn into Milner Bank, turn left again and the property can be found on the left hand side identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

ADDITIONAL SERVICES

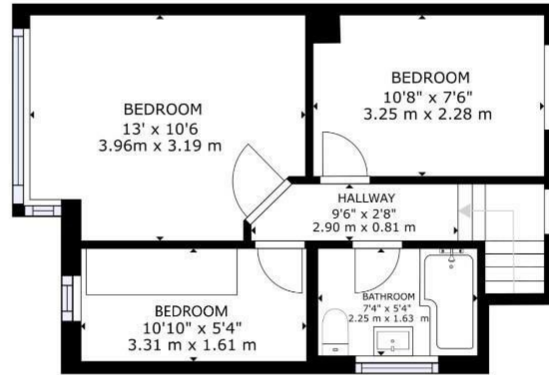
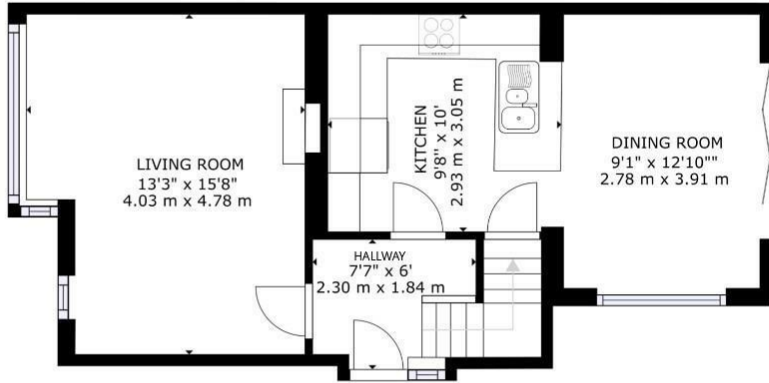
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

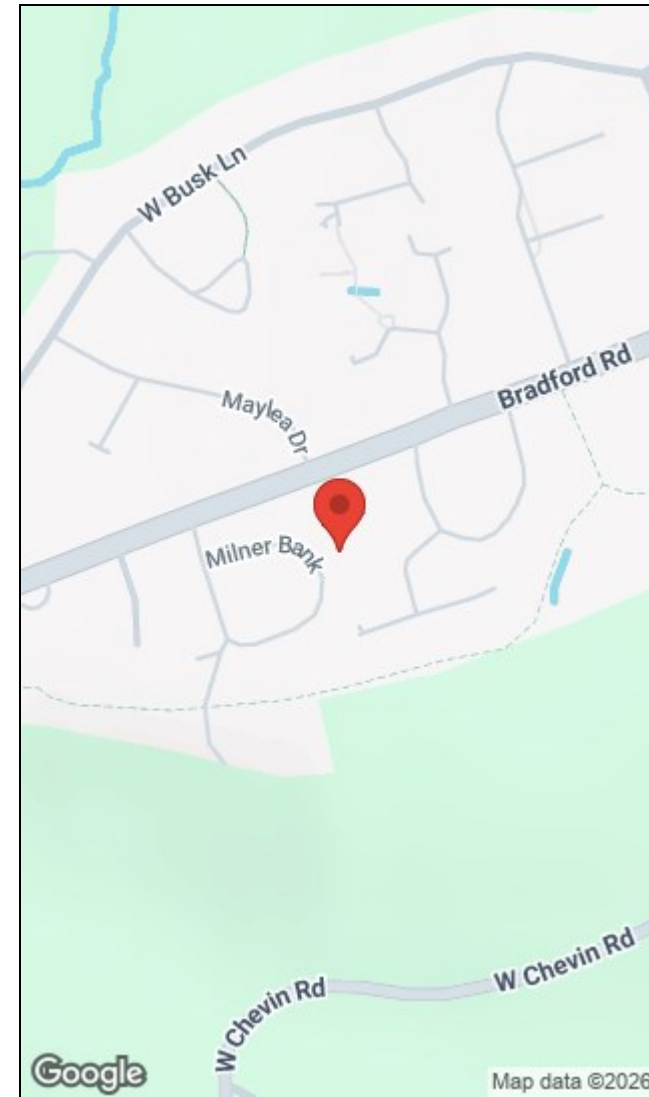
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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: 492 sq ft, 45.74 m², FLOOR 2: 361 sq ft, 33.51 m²
TOTAL: 853 sq ft, 79.25 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	76
England & Wales	EU Directive 2002/91/EC	

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