



HUNTERS®
HERE TO GET *you* THERE



Claro Mews, Otley, LS21

£340,000



A charming three bedroom modern home, immaculately presented throughout and well positioned in Otley to be within easy reach of the town's amenities. The property is thoughtfully laid out, to the ground floor there is a welcoming entrance hall, downstairs VWC and bright and airy open plan living space with bi-fold doors that open out to the enclosed rear garden and a modern kitchen with integrated appliances. To the first floor; there are three bedrooms, (one with en suite), and a house bathroom. Externally, there is a fully enclosed rear garden that has been tastefully landscaped to complement the house and create a fantastic entertaining space, there are two allocated parking spaces, one on the driveway itself and the other is an allocated space opposite. Overall this property is perfect for anyone looking to be slightly tucked away yet have the convenience of all the amenities nearby.

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



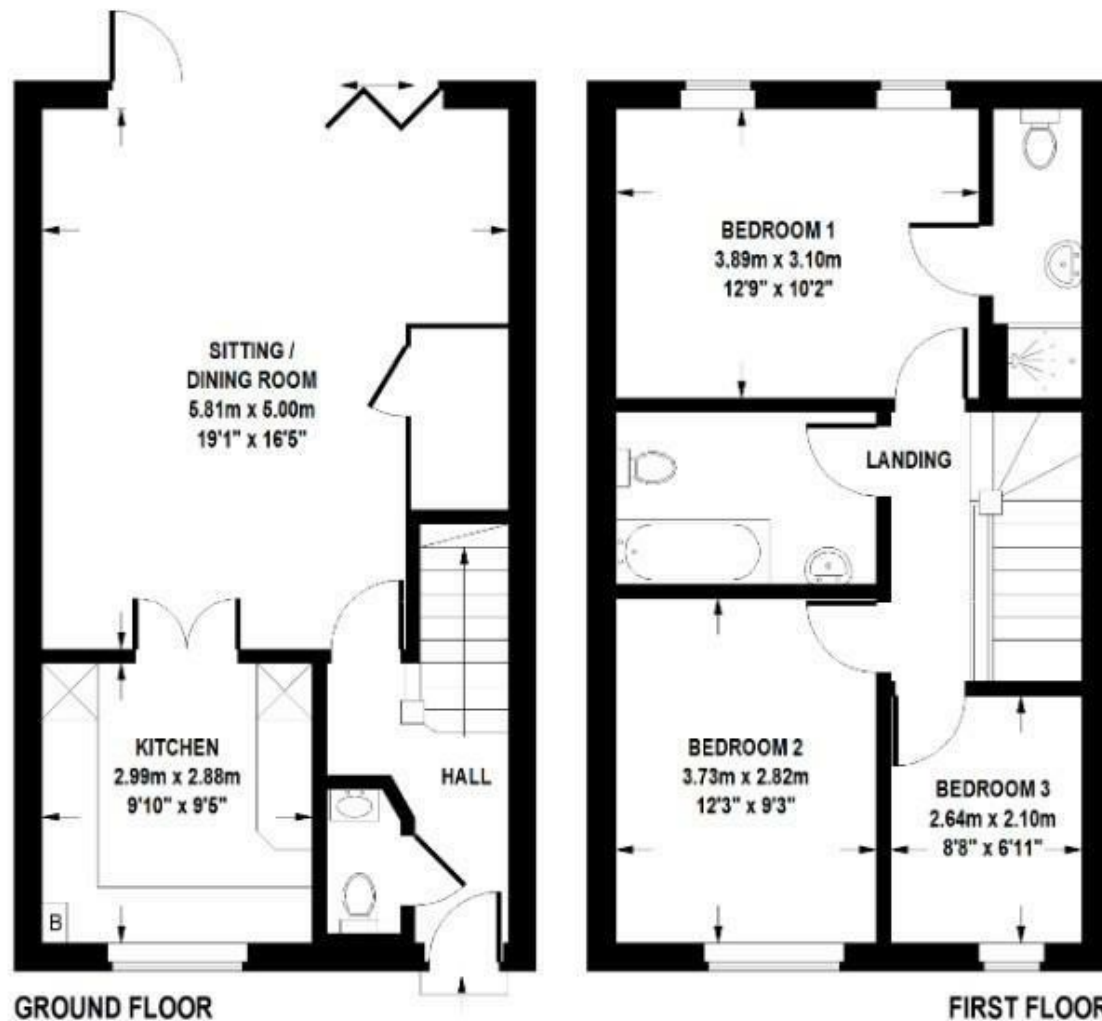
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KEY FEATURES

- THREE BEDROOM MID TERRACE PROPERTY
 - OPEN PLAN KITCHEN/DINER
 - HOUSE BATHROOM & EN SUITE
 - DOWNSTAIRS WC
 - ENCLOSED REAR GARDEN
- CLOSE TO OTLEY TOWN CENTRE
- WELL PRESENTED THROUGHOUT
 - EPC RATING C
 - COUNCIL TAX BAND C







DIRECTIONS

From our Hunters Otley office on Kirkgate, proceed onto Bondgate towards Leeds, which then becomes Gay Lane and then Leeds Road. Claro Mews is on the right hand side.

AGENTS NOTES

Council Tax Band: C Leeds City Council

Tenure: Freehold

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

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

DISCLAIMER

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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