HUNTERS®
HERE TO GET you THERE
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West Busk Lane, Otley, LS21

£450,000

A substantial four bedroom semi detached house, having been extended into the loft and boasting a substantial corner plot. Located within a sought after residential area on the fringes of Otley, this spacious family home has quality fixtures and fittings throughout and comes to the market with no onwards chain. The accommodation briefly comprises, on the ground floor: a welcoming entrance hall leading to a living room complete with wood burning stove, a kitchen diner, a utility room leading to a south facing sun room; on the first floor, there are three bedrooms, one with an en suite and the house bathroom; and to the top floor, an impressive master bedroom with en suite, and double doors to a Juliet balcony with great views towards the Chevin. Externally, the property benefits from a good sized front and side garden and to the rear is a useful Summerhouse, a single garage and ample off street parking for several vehicles. An early viewing is recommended and the property comes to the 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 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 I 01943 660002
otley@hunters.com I www.hunters.com

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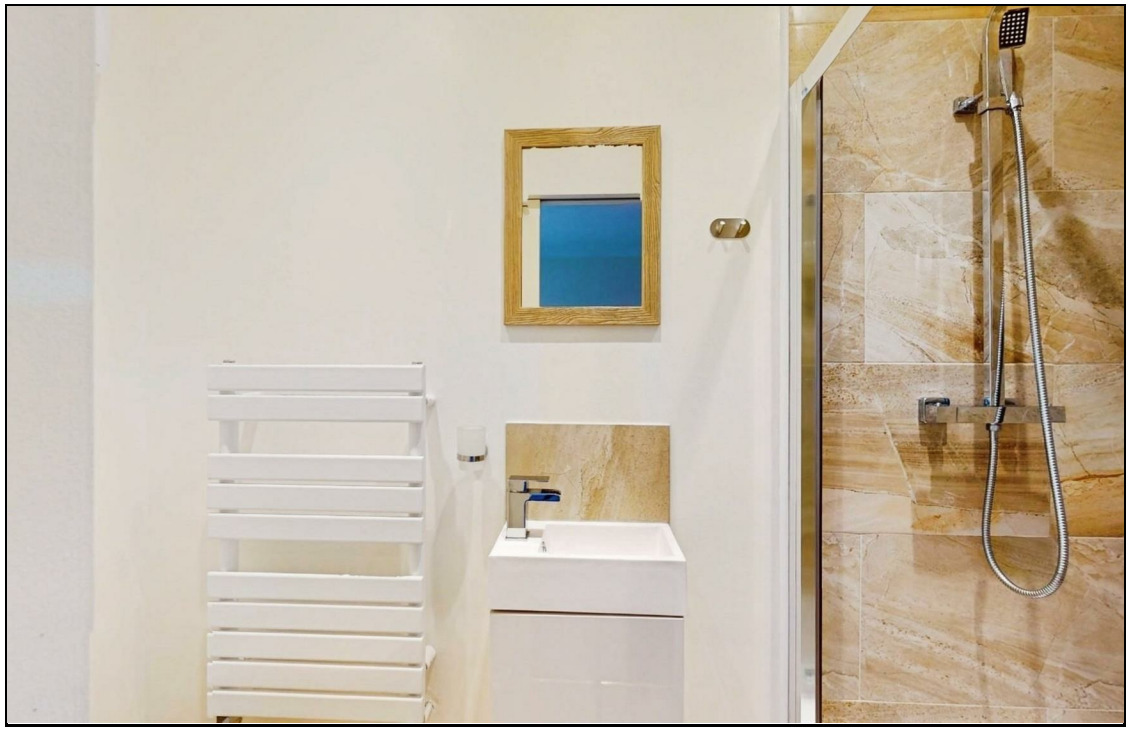
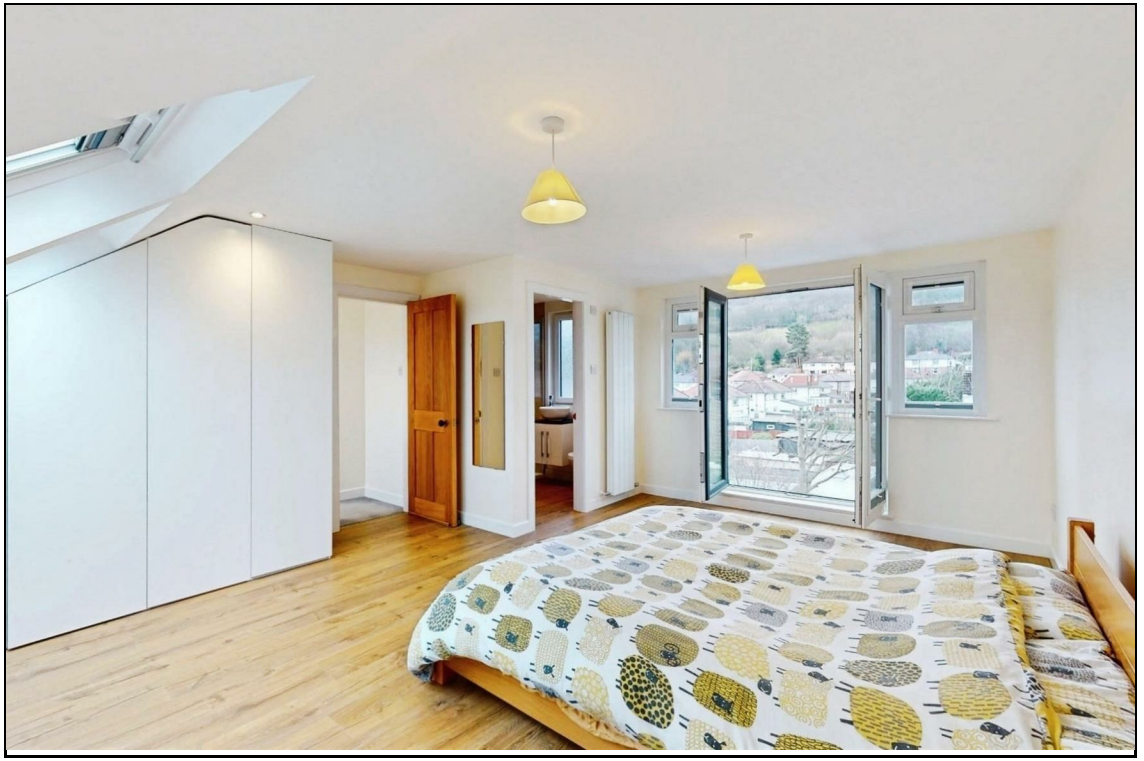
KEY FEATURES

- FOUR BEDROOM SEMI DETACHED PROPERTY
- SET OVER THREE FLOORS
- LARGE GARDEN TO THREE SIDES
- ONE RECEPTIONS ROOMS & SUN ROOM
- KITCHEN DINER & SEPARATE UTILITY ROOM
- HOUSE BATHROOM & TWO EN SUITES
- SINGLE GARAGE, SUMMERHOUSE & AMPLE OFF STREET PARKING
- VIEWS TOWARDS THE CHEVIN
- EPC RATING C
- NO ONWARDS CHAIN





DIRECTIONS
From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road before turning right onto West Busk Lane. The property will be on right, a short distance after the bend, and can be clearly identified by our Hunters For Sale.

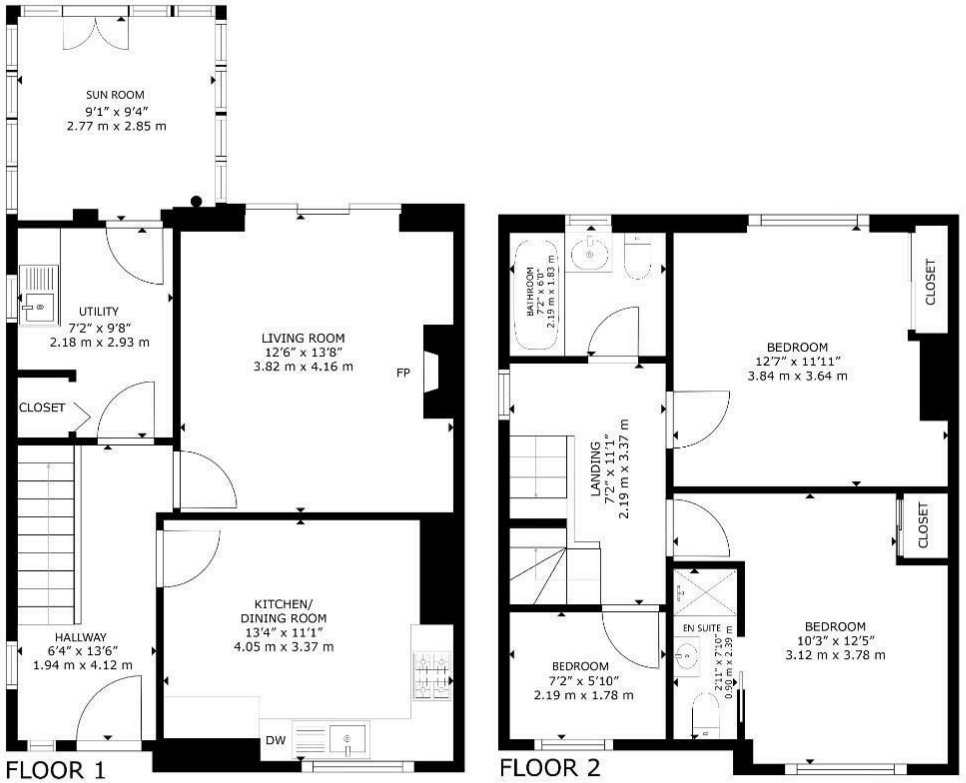
AGENTS NOTES
Tenure: Freehold

Council Tax Band B, 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.

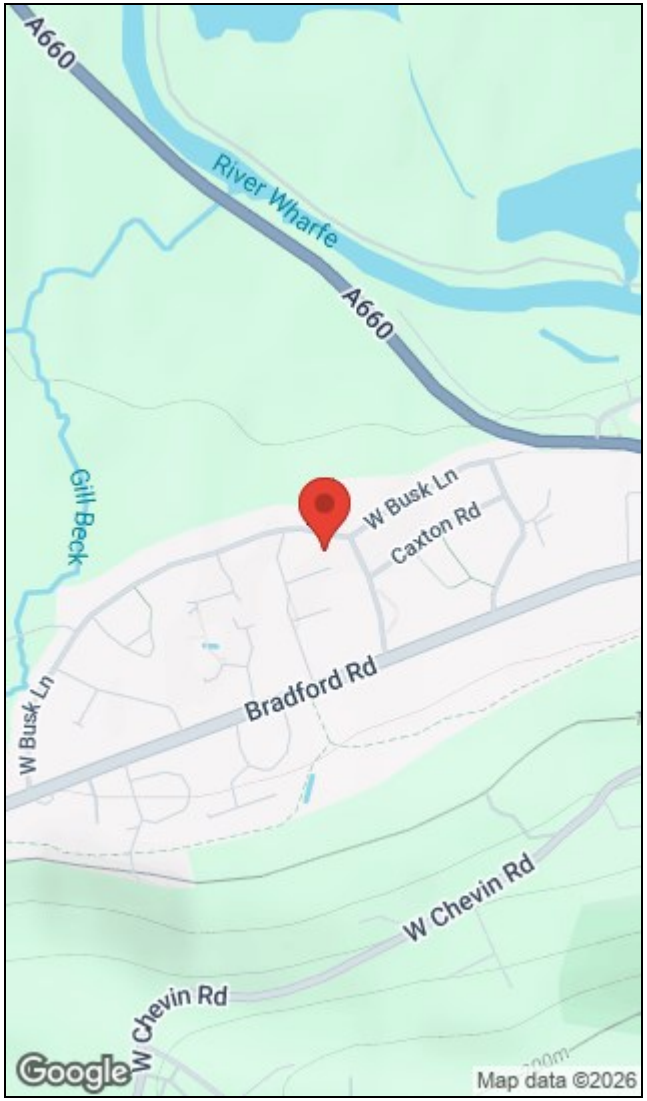
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks 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.

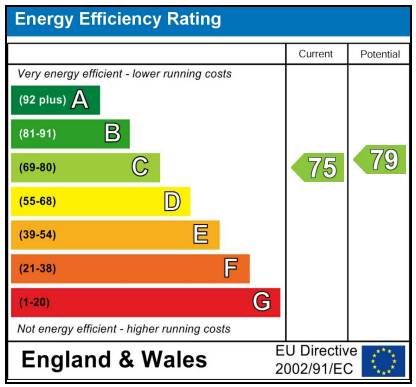
DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred 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: 574 sq. ft, 52 m², FLOOR 2: 484 sq. ft, 45 m²
FLOOR 3: 305 sq. ft, 28 m², TOTAL: 1,363 sq. ft, 125 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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