



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 2 1 C

A row of white icons on a dark background. From left to right: a bed icon with the number '3' to its left, a bathtub icon with the number '2' to its left, a sofa icon with the number '1' to its left, and a car icon with the letter 'C' to its left.

# Claro Mews, Otley, LS21

£340,000

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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.

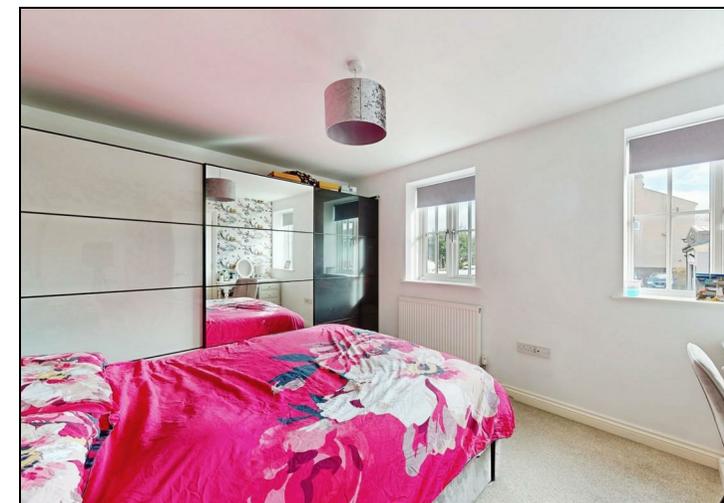
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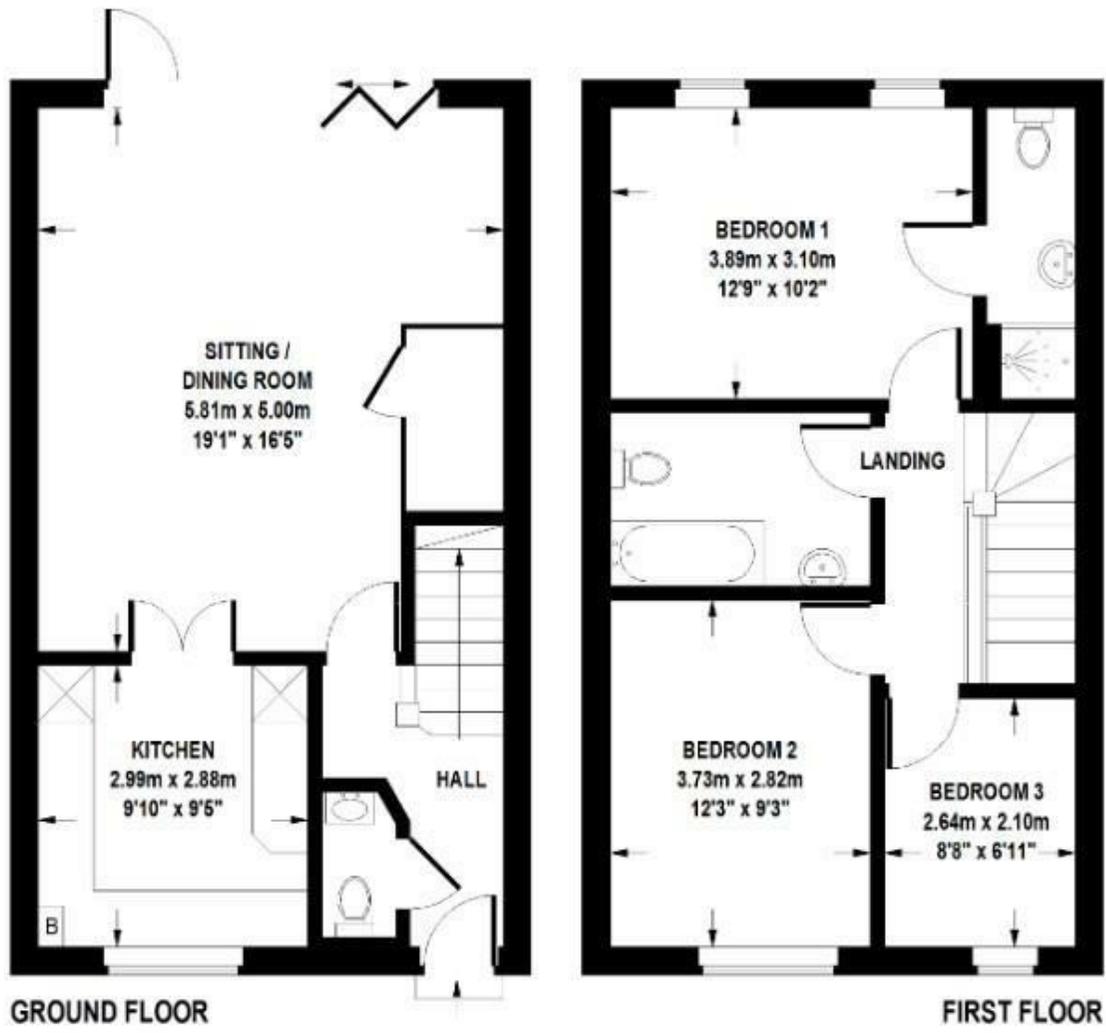
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## KEY FEATURES

- 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**  
 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**  
 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.

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

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