
HUNTERS®
HERE TO GET you THERE
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Weston Drive, Otley, LS21

£320,000

This spacious three bedroom semi detached house, which comes to the market with no onwards chain, must be seen to be truly appreciated. The accommodation briefly comprises a well proportioned living room, an open plan kitchen dining room welcoming entrance hall and downstairs WC. To the first floor there are three bedrooms and a house bathroom. Externally there are gardens to the front and rear, the rear having a southerly aspect, and a driveway to the front provides off street parking. 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.

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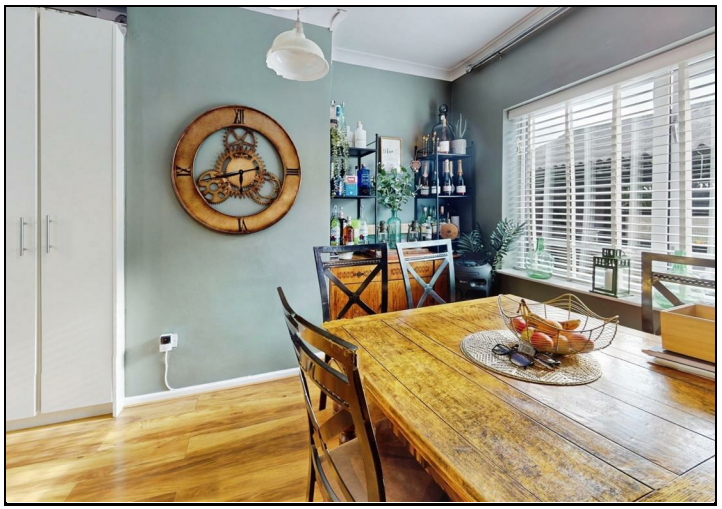
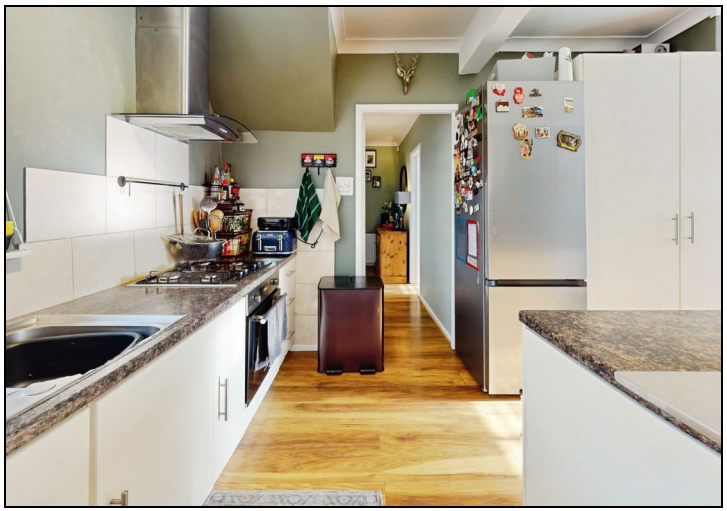
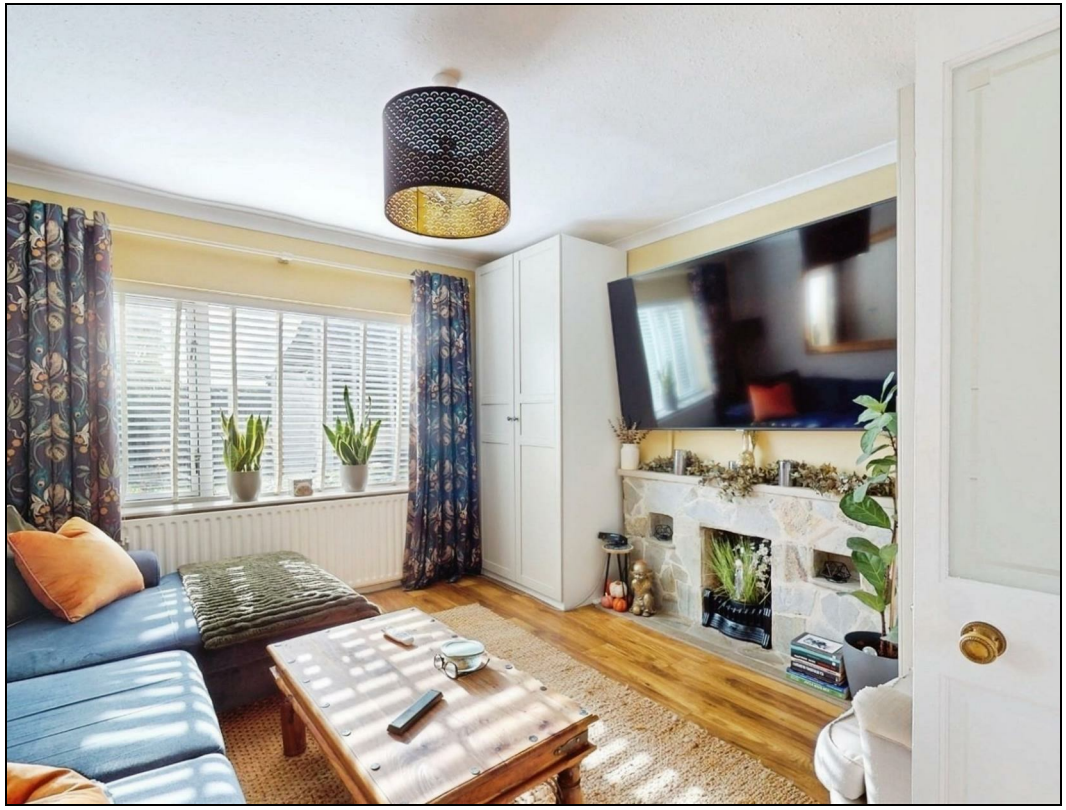
KEY FEATURES

- THREE BEDROOMS
- SEMI DETACHED HOME
- OPEN PLAN KITCHEN DINING ROOM
- DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- NO CHAIN
- EPC RATING C















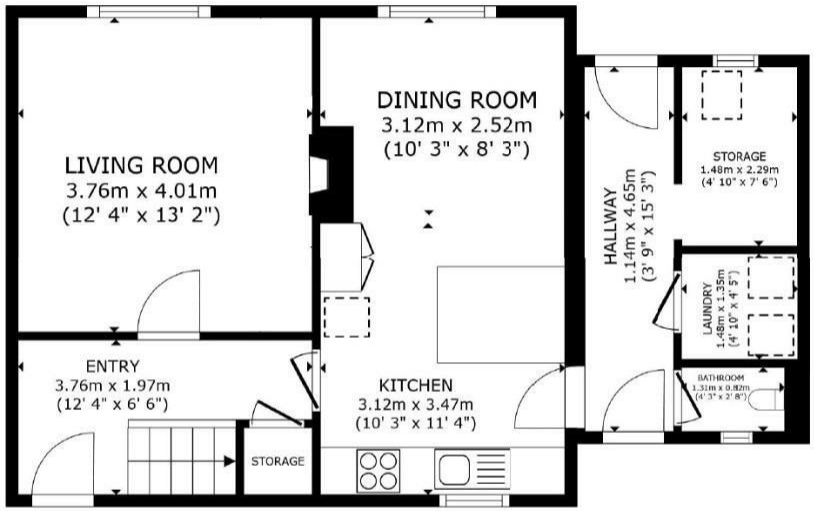




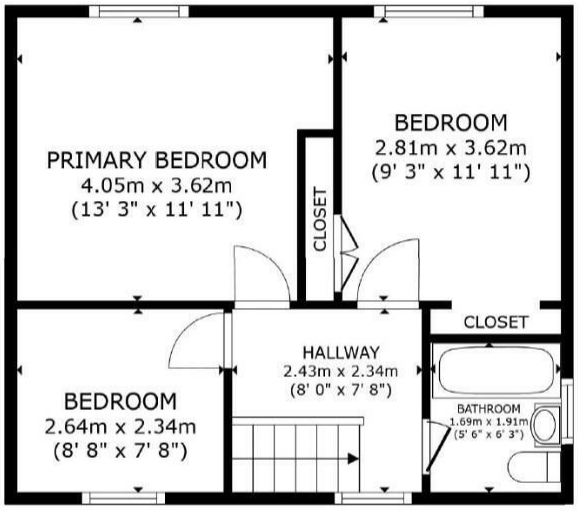








FLOOR 1



FLOOR 2

HUNTERS
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GROSS INTERNAL AREA
FLOOR 1 56.2 m² (605 sq.ft.) FLOOR 2 42.2 m² (454 sq.ft.)
TOTAL : 98.3 m² (1,059 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

DIRECTIONS
From our Hunters Otley & Ilkley offices in Kirkgate, proceed to the traffic lights and go straight ahead across the river. Continue up Billams Hill, then turn left onto Weston Lane. Turn right onto Weston Drive. Follow the road round and the property is on the left hand side identified by our hunters For Sale board.

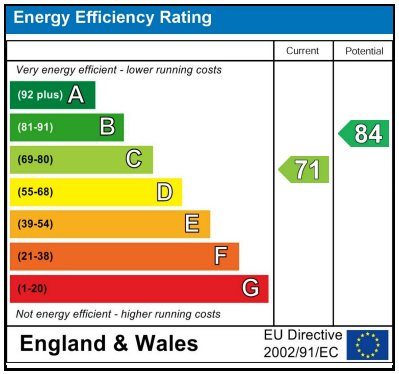
AGENTS NOTES
Tenure: Freehold

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
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.



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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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