



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Lisker Drive, Otley, LS21

## £335,000

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This tastefully modernised and reconfigured three bedroom semi-detached property in and a much sought-after area must be seen to be truly appreciated. The property consists of two double bedrooms and one single bedroom, a contemporary open plan kitchen/diner with a pantry, a cosy living room and a modern bathroom. Externally there is a paved garden to the front and a secluded garden to the rear, driveway partially covered with a carport and garage providing off street parking or storage. The property is within close proximity to local schools and public transport, making it highly accessible for commuters.

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

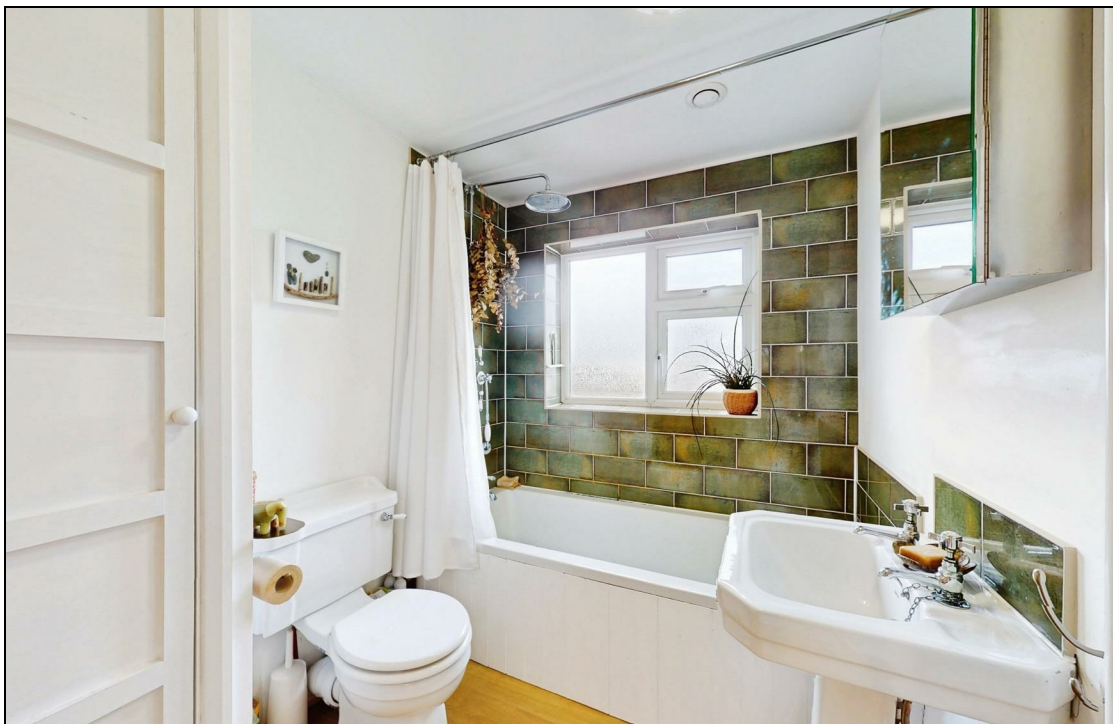
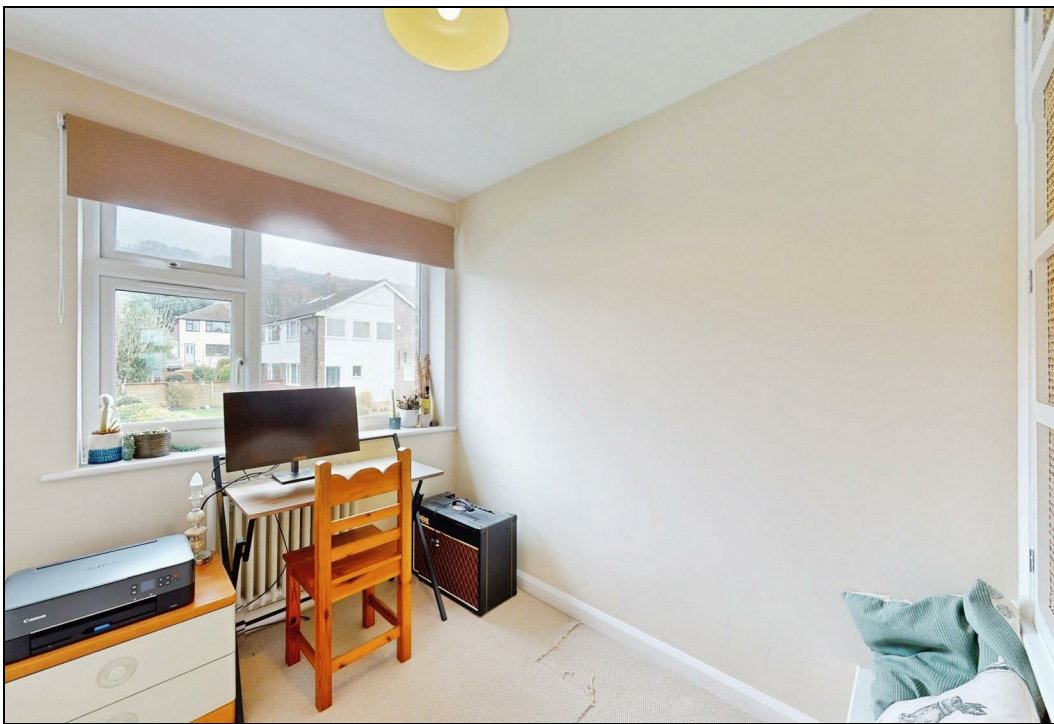


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## KEY FEATURES

- THREE BEDROOM SEMI DETACHED
- FULLY MODERNISED THROUGHOUT
  - OPEN PLAN KITCHEN DINER
- CONTEMPORARY KITCHEN & BATHROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- SINGLE GARAGE & DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- EPC RATING D







#### DIRECTIONS

From our Hunters Otley offices on Kirkgate, turn left onto Bondgate which becomes Gay Lane. After Bloomfield Square cafe, turn left onto Cambridge Street, and follow the road until it becomes Cambridge Way. Turn right onto St Clair Road and continue until the end of the road where it becomes Lisker Drive. Turn right onto Lisker Drive and the the property can be found on the right hand side.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

#### 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.

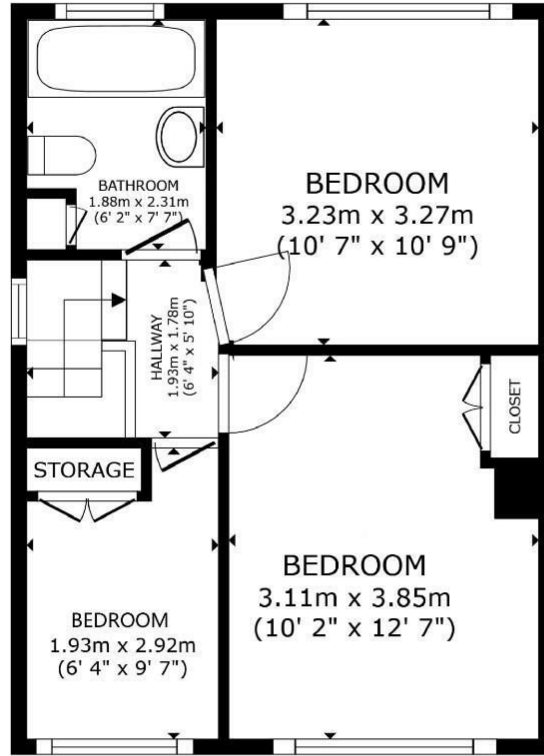
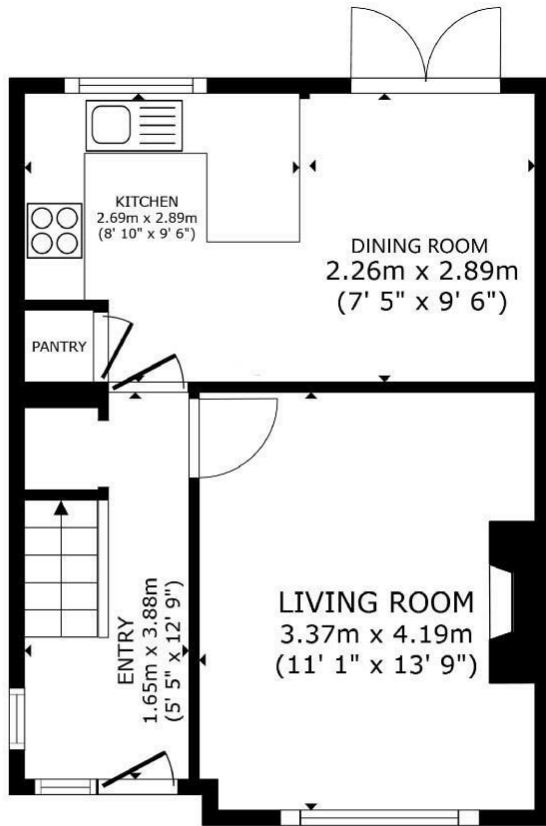
#### ADDITIONAL SERVICES

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.

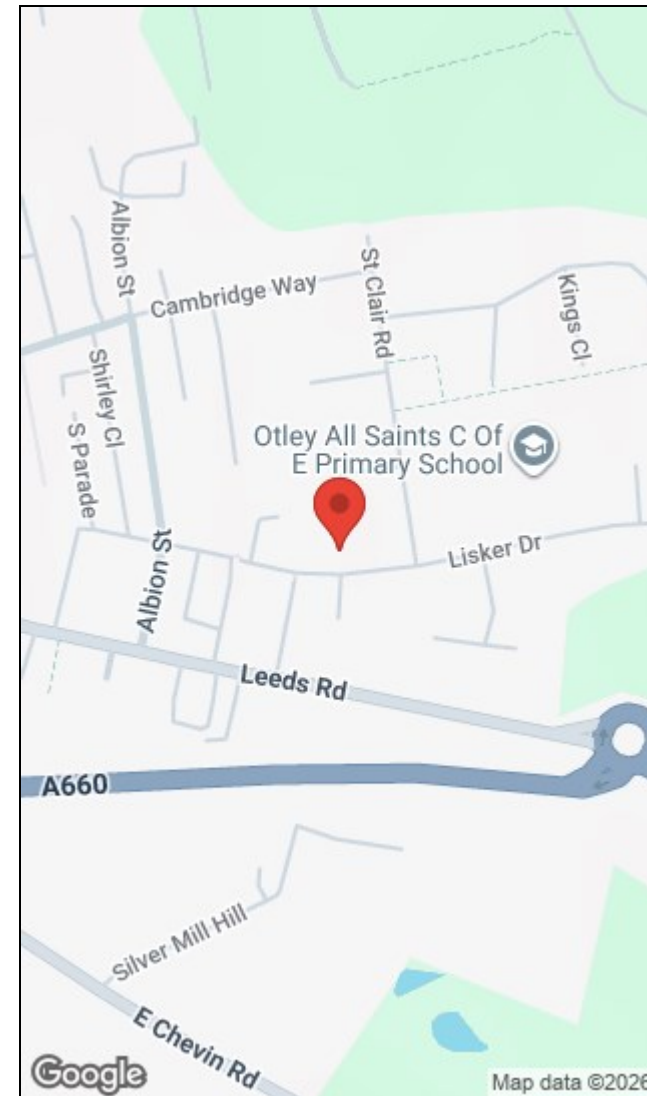
#### DISCLAIMER

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 36.2 m<sup>2</sup> (389 sq.ft.) FLOOR 2 37.0 m<sup>2</sup> (398 sq.ft.)  
 TOTAL : 73.2 m<sup>2</sup> (788 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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>66</b>	
EU Directive 2002/91/EC	
England & Wales	

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