



**HUNTERS®**  
HERE TO GET *you* THERE





# Burras Lane, Otley, LS21

## £450,000



A lovely four bedroom town house offering spacious accommodation in the former All Saints Church hall which was tastefully converted in 1999. The well planned accommodation hosts four floors of family living just a stones throw from Otley centre and its local amenities. On the ground floor you will find an entrance hall, cloakroom and an open plan family kitchen dining room with stairs leading to the lower ground floor and lounge which opens on to the South facing garden. Two good sized double bedrooms and the house bathroom to the first floor, the master bedroom with en suite and final fourth bedroom are on the second floor, whilst the house benefits from plenty of storage areas throughout, including a significant area of under-house storage off the stairs from the lounge. To the outside of the property there is a small garden and garage to the rear. Viewing is highly recommended to fully appreciate the accommodation being offered.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

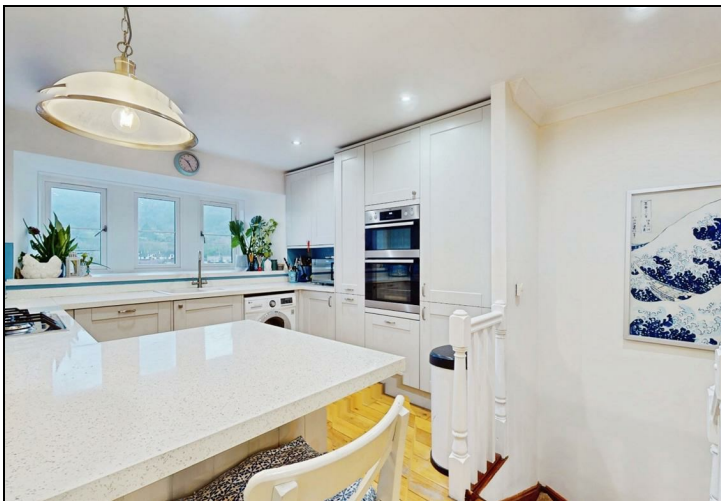
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## KEY FEATURES

- FOUR BEDROOMS
- TOWNHOUSE
- FAR REACHING VIEWS
- SET IN THE HEART OF OTLEY TOWN
- SOUTH FACING REAR GARDEN
- GARAGE AND PARKING
- PLENTY OF STORAGE AREAS
- EPC TO FOLLOW







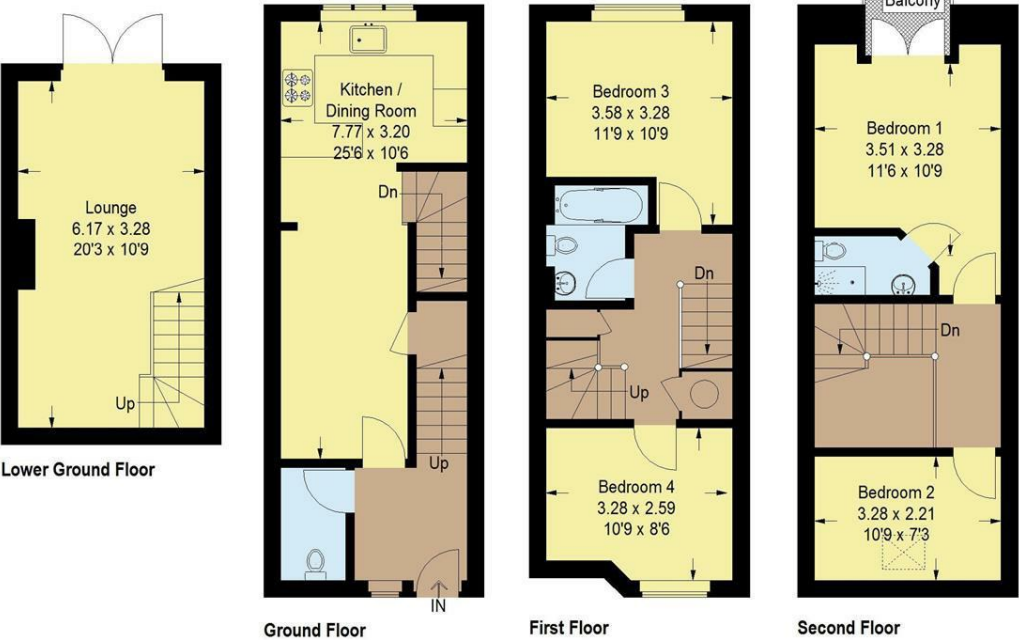






# Burras Lane, LS21

Approximate Gross Internal Area  
Lower Ground Floor = 20.7 sq m / 223 sq ft  
Ground Floor = 32.8 sq m / 353 sq ft  
First Floor = 32.2 sq m / 347 sq ft  
Second Floor = 30.7 sq m / 330 sq ft  
Total = 116.4 sq m / 1253 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID361825)

**DIRECTIONS**  
From our offices on Kirkgate, proceed onto Station Road, becoming Burras Lane. The property can be found on the left hand side and forms part of the old chapel.

**AGENTS NOTES**  
Tenure: Freehold

Council Tax Band E 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 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.

**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.

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>		
(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		
EU Directive 2002/91/EC		
England & Wales		

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