



HUNTERS[®]
HERE TO GET *you* THERE

4 3 1

Icons: Bed, Bath, Sofa, Menu, C

Riverside Walk, Otley, LS21

£430,000

HUNTERS[®]
HERE TO GET *you* THERE

A modern three/four bedroom townhouse in a popular location, close to Otley Town Centre. Presented to a high standard throughout and offering flexible living accommodation over 3 floors. Briefly the property comprises: to the first floor - two double bedrooms, one with en suite, and a house bathroom; to the second floor – kitchen with modern fitted units & integrated appliances, generous living room with Juliet balcony, additional bedroom/office; and to the third floor: double bedroom with 'Jack & Jill' en suite, balcony from landing leading to decked area overlooking the riverside. Externally, small lawned garden to the riverside, larger, enclosed garden with shed to the rear, off street parking available for two cars. This property comes to the market with NO ONWARDS CHAIN.

Garnett's Wharfe is situated in a popular residential area in the historic market town of Otley, with walks alongside the river and through the park which has a children's safe play area. Otley is a thriving 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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

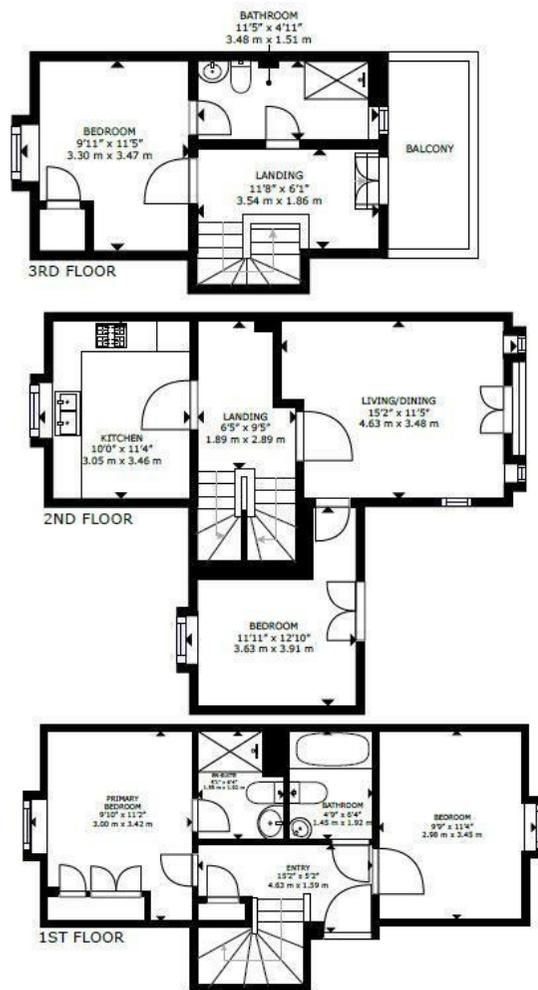
KEY FEATURES

- THREE/FOUR BEDROOMS
 - LINK DETACHED
- POPULAR RESIDENTIAL LOCATION
 - ENCLOSED GARDEN
- HOUSE BATHROOM & TWO EN SUITES
 - BALCONY TO RIVER
- NEWLY DECORATED THROUGHOUT
 - COUNCIL TAX BAND D
 - EPC RATING C
 - NO ONWARDS CHAIN









GROSS INTERNAL AREA
 1ST FLOOR: 376 sq. ft. 34 m²
 2ND FLOOR: 390 sq. ft. 36 m²
 3RD FLOOR: 285 sq. ft. 24 m²
 REDUCED HEADROOM BELOW
 2.31 m: 25 sq. ft. TOTAL: 1,026 sq. ft. 94 m²
AREA AND DIMENSIONS ARE APPROXIMATE. MEAS. BY MRP



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed in the direction of Pool in Wharfedale along the A659. Mill Way, the entrance to the Garnett's Wharfe development is on the left hand side before you get to Otley Garden Centre. Travel straight along Mill way, turn right in to Riverside Square bear left and the property is at the end on the right.

AGENTS NOTES

Tenure: Freehold
 Council Tax Band D, Leeds City Council

The next service charge is due on 1st January 2026 and usually circa £243.71 per annum.

Some of the items covered are Street Lighting, Repair and Maintenance of Grounds and communal gardens, Health & Safety and Public Liability Insurance., Bollard maintenance, pathways and the Pumping Station near Buon Apps.

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) A			81
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
 otley@hunters.com | www.hunters.com

