



## Wharfedale Court

Otley, LS21 1SR

£995



Available mid March, ideally located just a short stroll from the town centre, local park, and scenic riverside walks, this attractive two-bedroom semi-detached offers both comfort and convenience in equal measure.

The property benefits from gas central heating and sealed unit double glazing, ensuring warmth and energy efficiency throughout. Upon entering, you're welcomed by a spacious entrance porch, leading into a stylish open-plan reception room, thoughtfully designed to accommodate both sitting and dining areas.

The kitchen, positioned at the rear of the home, enjoys a pleasant outlook over the enclosed private garden—perfect for relaxed outdoor living.

Upstairs, you'll find two generously sized bedrooms and a well-appointed house shower room.

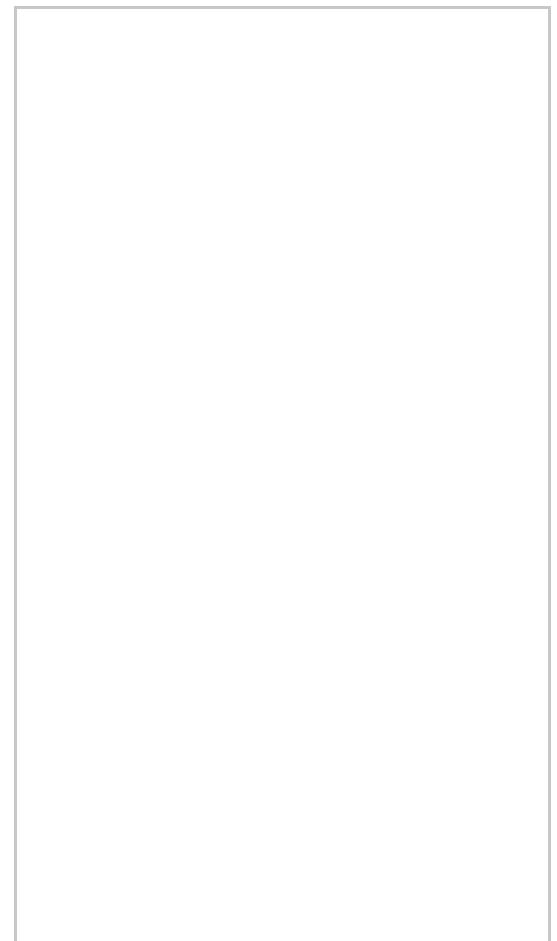
Additional features include:



## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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