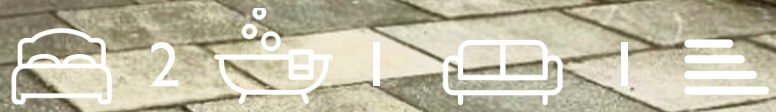




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# The Crossways

£245,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A fantastic opportunity to purchase this extended two bedroom semi detached property on the ever popular The Crossways. The home is well proportioned and provides practical living space, in brief the ground floor features an entrance hallway, a good-sized sitting room, and a spacious kitchen diner. Upstairs the property offers two double bedrooms along with a modern fitted bathroom. Externally, the front of the property benefits from off-road parking for two cars, while the rear has an enclosed, low maintenance garden with a useful shed. This property comes to the market CHAIN FREE.

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

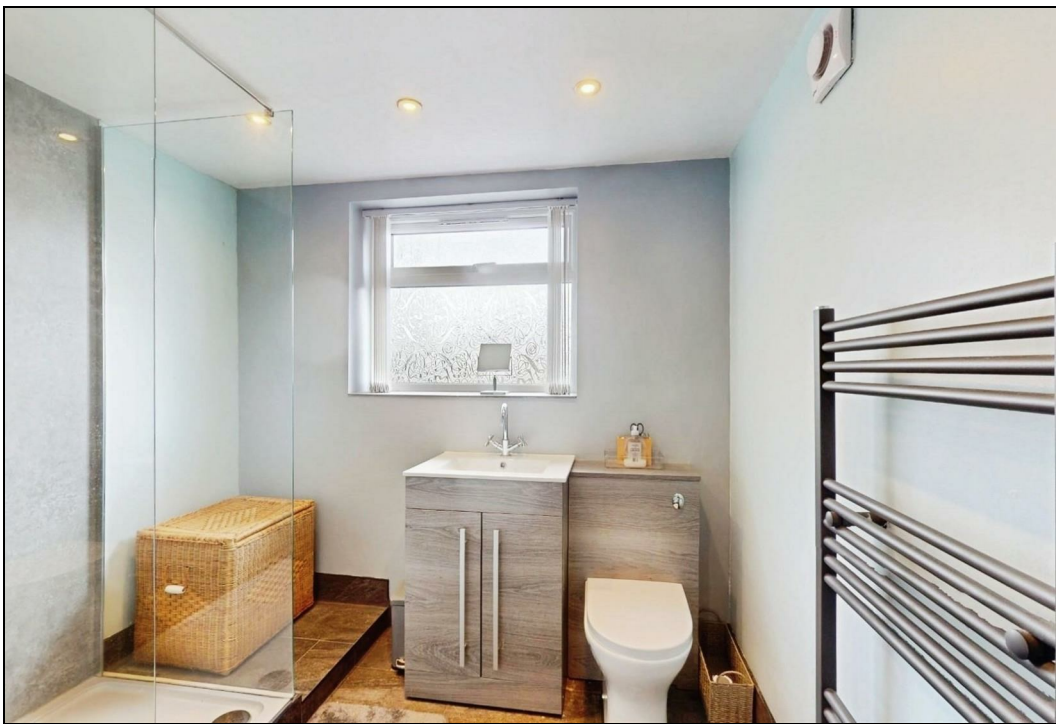


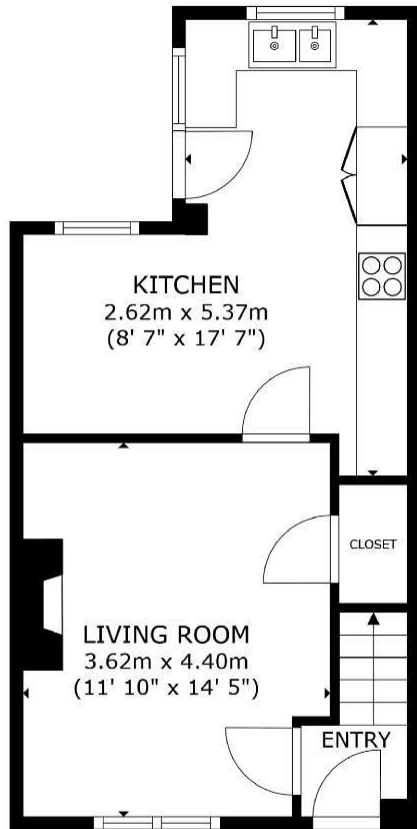
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

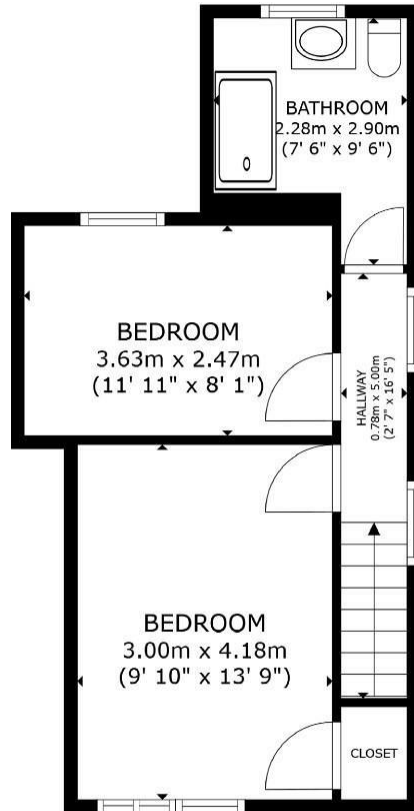
- EXTENDED TWO BEDROOM SEMI DETACHED
  - POPULAR LOCATION
- OFF STREET PARKING FOR TWO CARS
  - ENCLOSED GARDEN TO THE REAR
    - CHAIN FREE
    - EPC TO FOLLOW
  - CUL DE SAC LOCATION





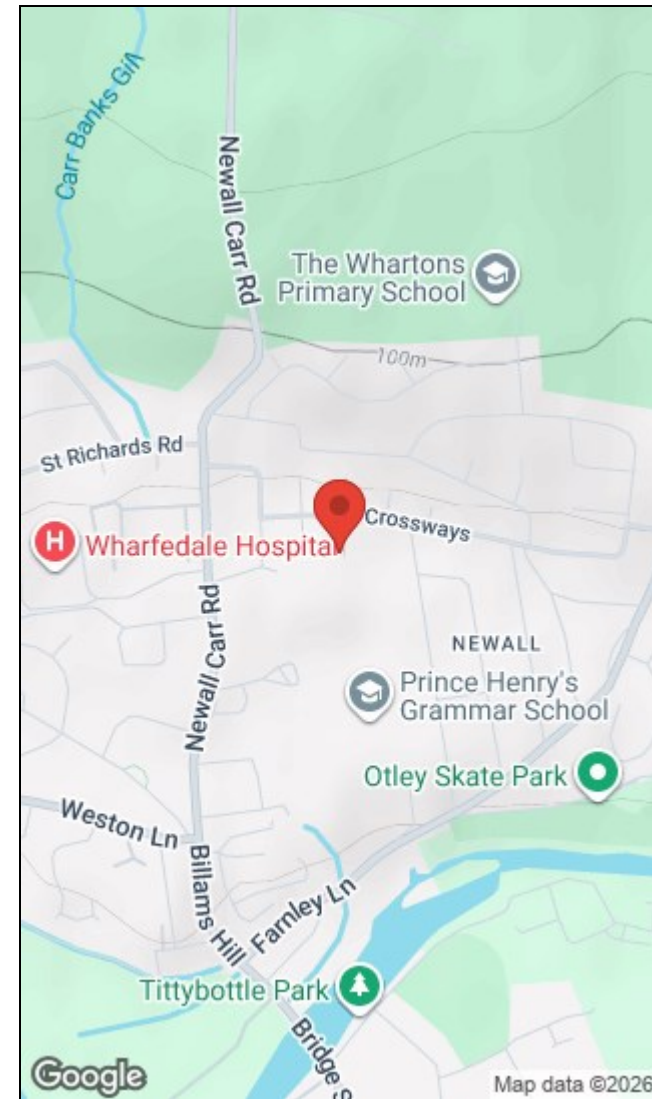


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 37.6 m<sup>2</sup> (405 sq.ft.) FLOOR 2 33.3 m<sup>2</sup> (359 sq.ft.)  
 TOTAL : 70.9 m<sup>2</sup> (764 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>			
(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>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.