



HUNTERS[®]
HERE TO GET *you* THERE

3 1 1 B

Wharfedale Drive, Otley, LS21

£375,000



A well presented three bedroom detached home, located in a peaceful area yet within easy reach of excellent local amenities and highly regarded schools. The property is well laid out, there is an entrance hallway, a downstairs WC, a nice modern kitchen with integrated appliances and a generous light filled living/dining room with patio doors looking out onto the private garden. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Outside, the large garden is a standout feature, beautifully enclosed and brimming with potential making it ideal for families with children and pets. In addition, there is off street parking for two vehicles. The property comes to the market with no onward chain.

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



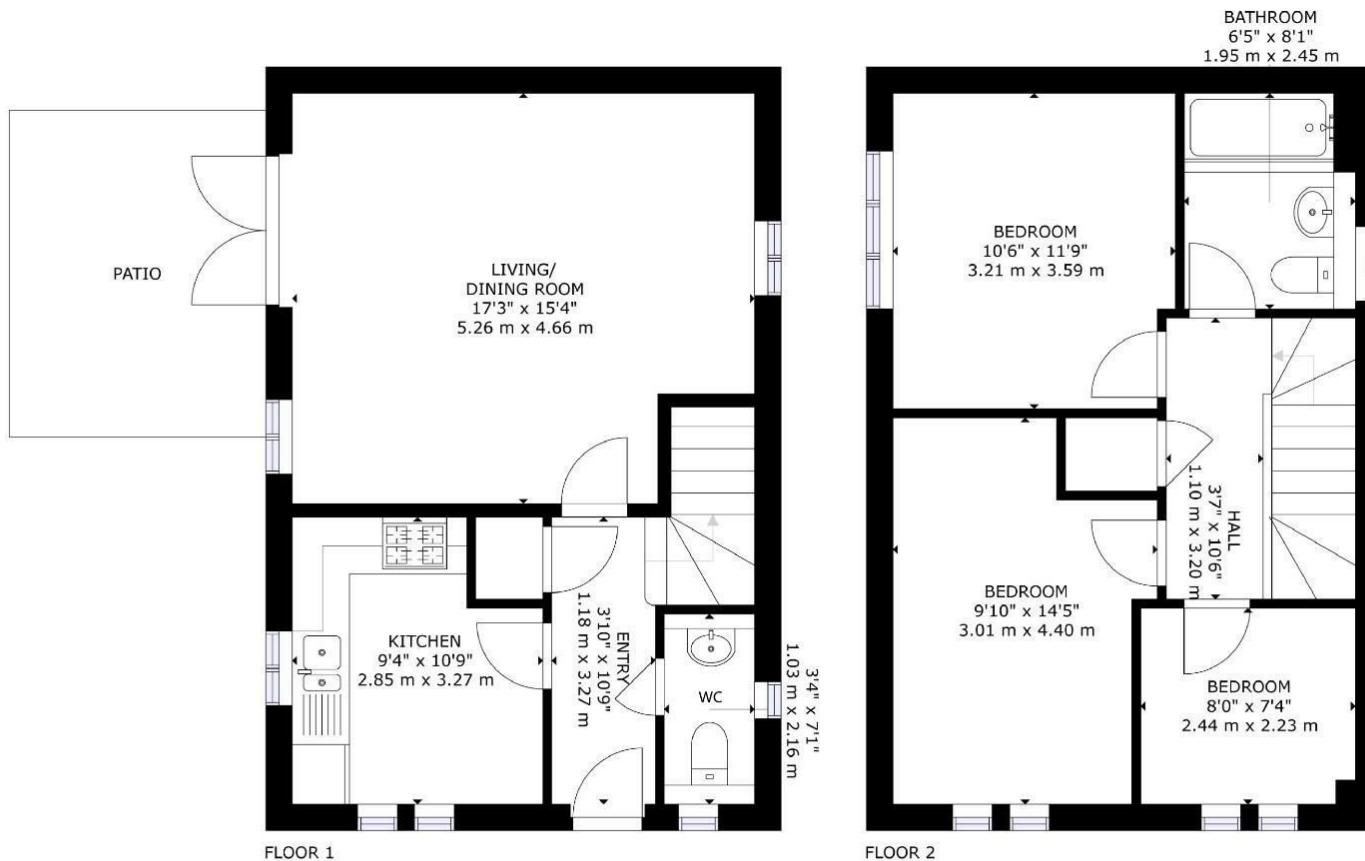
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- DETACHED THREE BEDROOM PROPERTY
 - DESIRABLE LOCATION
 - GENEROUS GARDEN ON BOTH SIDES
 - OFF STREET PARKING FOR TWO CARS
 - CATCHMENT AREA FOR PRINCE HENRYS GRAMMAR SCHOOL
 - NO ONWARDS CHAIN
 - EPC RATING B







GROSS INTERNAL AREA
FLOOR 1: 457 sq.ft, 42 m²; FLOOR 2: 457 sq.ft, 42 m²
TOTAL: 914 sq.ft, 84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill. Continue on this road which automatically becomes Newall Carr Road. Continue past the hospital entrance on the left and side and then take the next left into Wharfedale Drive. The property is on the right towards the end of the road and can be identified by our Hunter For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(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

