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HERE TO GET *you* THERE

4 2 1 B

# Wrenbeck Drive, Otley, LS21

## Offers Over £350,000

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

A spacious four bedroom semi-detached home with an exceptional garden and views towards Otley Chevin, situated on the ever popular Wrenbeck Estate. This much loved home, whilst in need of modernisation, has been very well maintained and owing to several extensions over the years it provides far more space than many homes of this type, with well proportioned rooms throughout and a particularly impressive entrance hallway. The ground floor, in brief, consists of a large open plan living dining room with patio doors leading to the garden's terrace, and a substantial kitchen. In addition the extension to the side features a utility area, shower, WC and a bedroom that could be used as an office or play room depending on the buyers needs, this space also has it's own external door, creating the possibility of a self contained independent living space. Upstairs, the property has three double bedrooms along with a family bathroom. Outside, the front of the property has a driveway providing off street parking for two cars, however the true highlight of this wonderful home is the stunning garden to the rear and the wonderful views towards Otley Chevin. In summary this home, which has clearly been loved and well cared for, provides an opportunity for anyone looking for a family home.

The property benefits from solar panels and comes to 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.

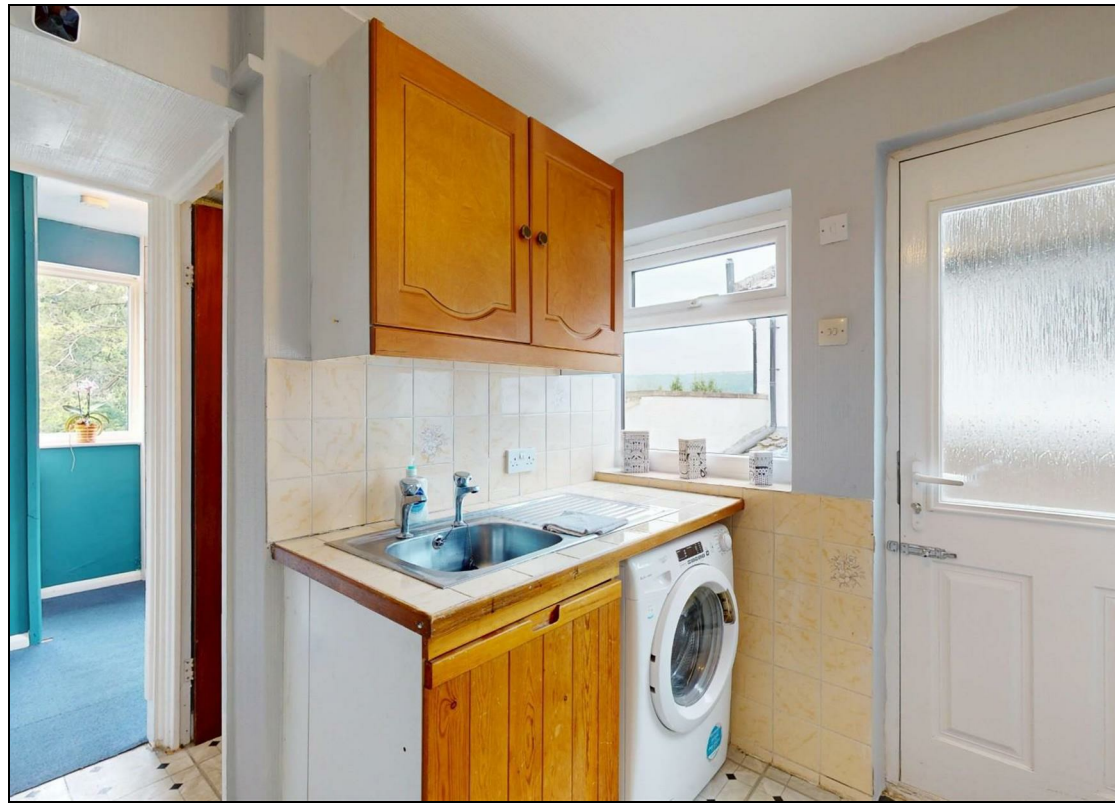
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

- FOUR BEDROOM EXTENDED SEMI-DETACHED HOME
  - POPULAR RESIDENTIAL AREA
    - OFF STREET PARKING
    - SPACIOUS THROUGHOUT
  - SUBSTANTIAL GARDEN WITH LOVELY VIEWS
    - SOLAR PANELS
    - CLOSE TO AMENITIES
    - NO ONWARD CHAIN
    - EPC RATING B

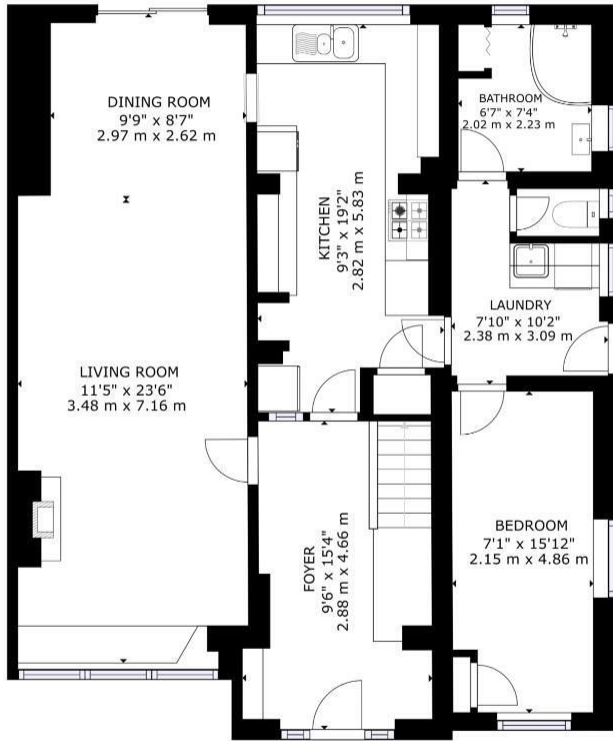




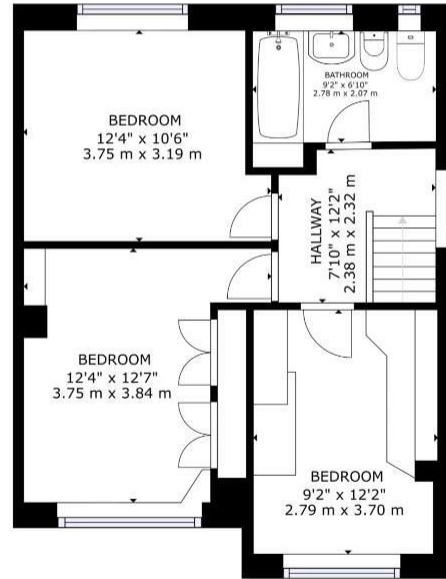








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1002 sq ft, 93.08 m<sup>2</sup>; FLOOR 2: 551 sq ft, 51.22 m<sup>2</sup>  
 TOTAL: 1553 sq ft, 144.3 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**DIRECTIONS**

From our office head north on Kirkgate towards Market Place follow the road which turns right and becomes Clapgate. Continue over the bridge and turn right onto Farnley Ln, follow the road round and turn left onto Wrenbeck Ave and turn right onto Wrenbeck Drive and the house is on the right.

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band C, 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.

**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.

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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	
86	88
EU Directive 2002/91/EC	
England & Wales	