



HUNTERS[®]
HERE TO GET *you* THERE



Riverside Park, Otley, LS21

£530,000



Situated in one of Otley's most desirable estates, this attractive three double bedroom detached home enjoys a peaceful setting yet just minutes from the town centre. The estate itself is renowned for its wide streets and generous spacing. The property offers ample driveway parking, together with the added benefit of a car port and garage. Upon entering, you are welcomed by a spacious hallway with lots of natural light, leading off the hallway there is a generous living dining room where a large picture window allows you to enjoy looking out over the beautiful private rear garden, a separate kitchen and downstairs WC. To the first floor, a spacious landing leads to three double bedrooms, two of which overlook the garden, along with a good sized house bathroom. Overall, this property makes for a superb family home in a sought after residential area 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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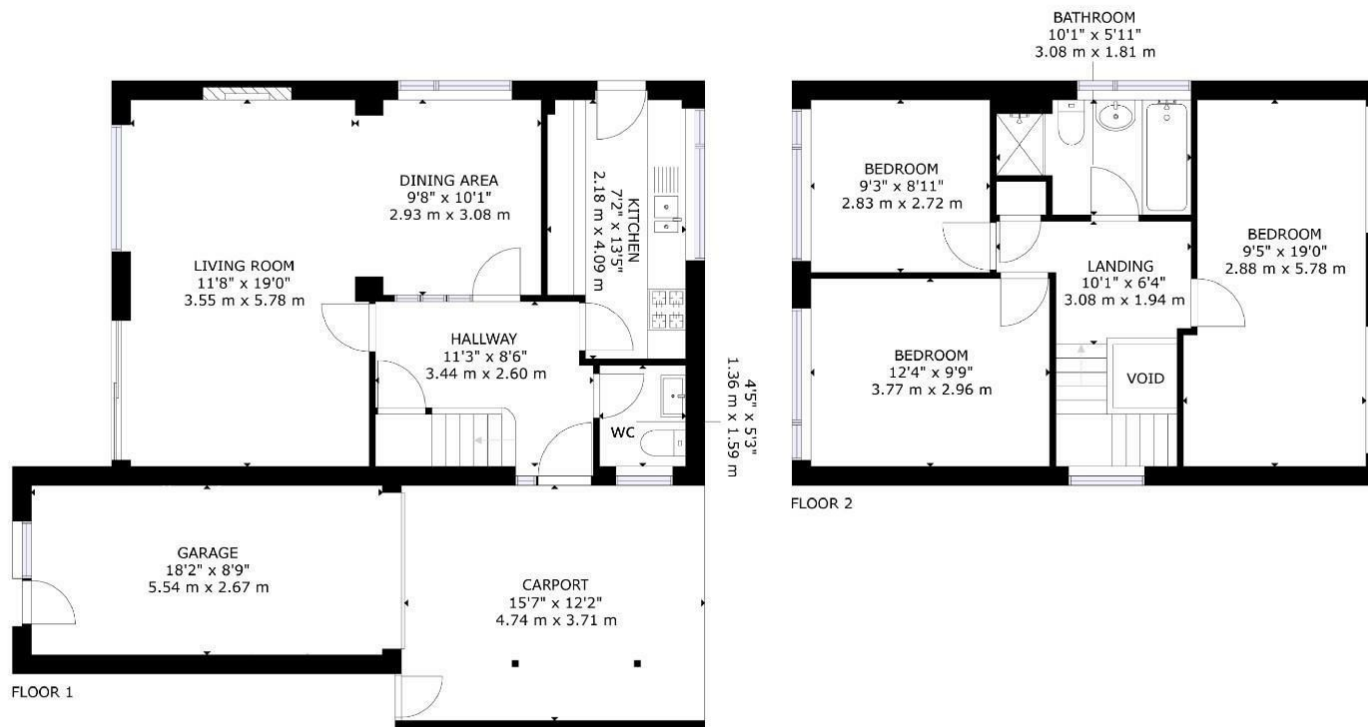
KEY FEATURES

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- AMPLE PARKING GARAGE & CAR PORT
- GARDENS FRONT AND REAR
- QUIET CUL DE SAC LOCATION
- SOUGHT AFTER RESIDENTIAL AREA
- EPC RATING TO FOLLOW
- NO ONWARD CHAIN









GROSS INTERNAL AREA
FLOOR 1: 545 sq.ft, 51 m²; FLOOR 2: 534 sq.ft, 50 m²
EXCLUDED AREAS: GARAGE: 159 sq.ft, 15 m²; PORCH: 191 sq.ft, 18 m²
TOTAL: 1079 sq.ft, 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, continue towards the traffic lights, then straight ahead onto Clapgate, becoming Bridge Street. Once over the bridge take the first right onto Farnley Lane, then take the first main turning on the right into Riverside Park. Follow the road round to the right, and keep right, where the property can be found at the head of the cul de sac straight in front of you.

AGENTS NOTES

Tenure Freehold

Leeds City Council Tax band E

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.

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

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