



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





# Sunnydale Ridge, Otley, LS21

£275,000



A two bedroom semi-detached property enjoying an elevated position with far reaching views over Otley. The accommodation is very well presented throughout, briefly comprising of the entrance hallway, living room, kitchen, shower room and two double bedrooms. The property also benefits from off street parking and single garage and an attractive lawned rear garden and flagged seating area.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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.

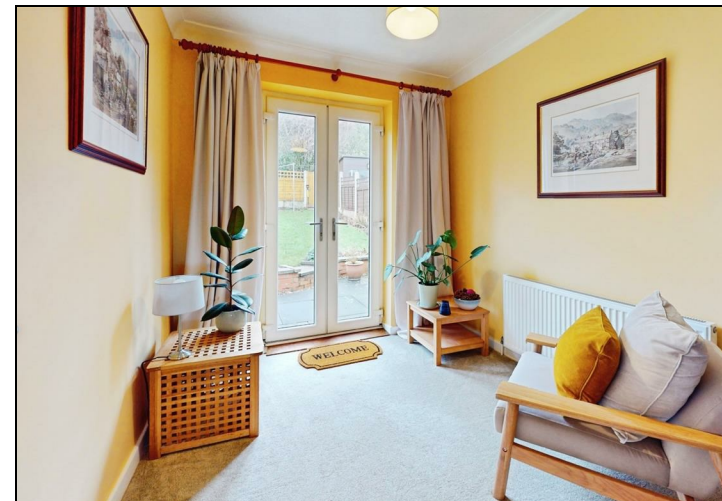
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This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written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

## KEY FEATURES

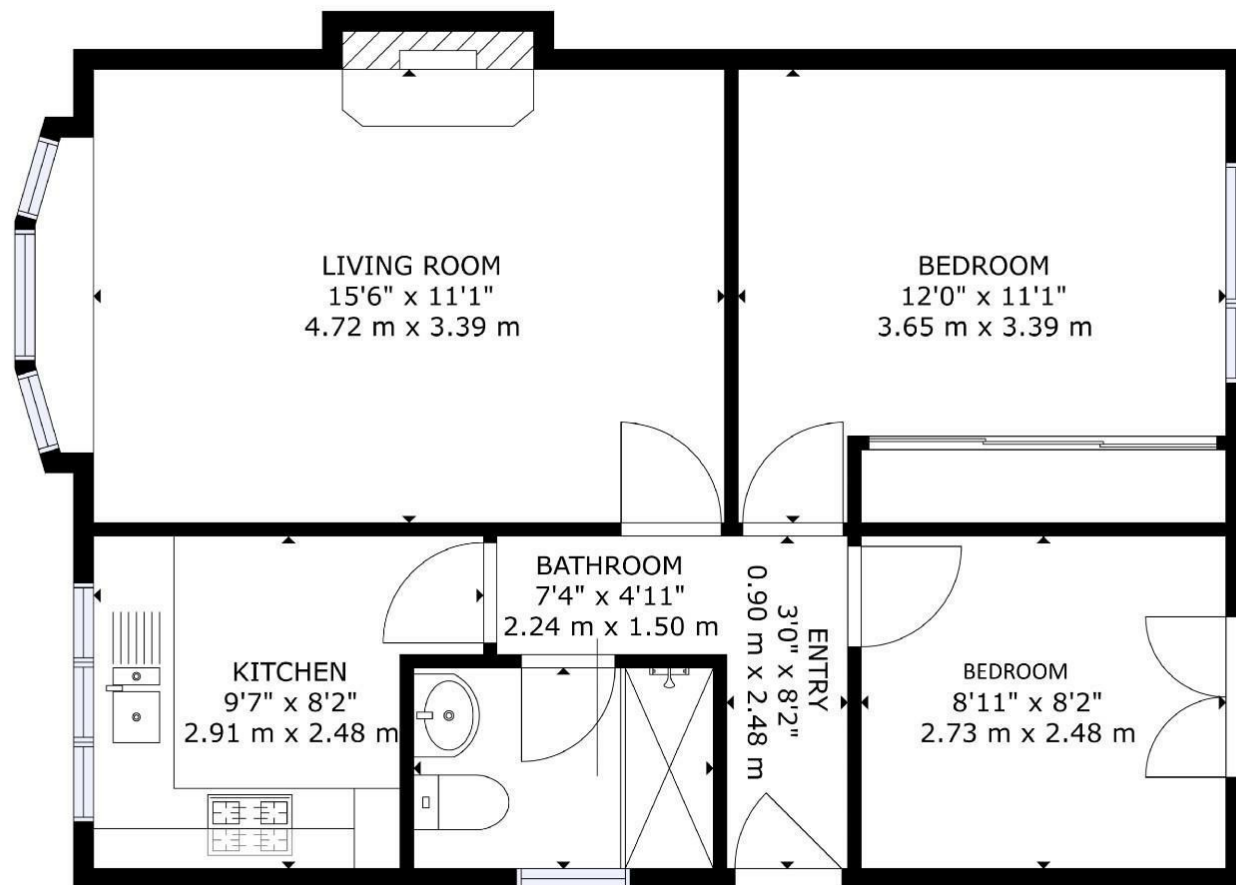
- TWO BEDROOM SEMI DETACHED BUNGALOW
  - BOTH DOUBLE BEDROOMS
- BOTH THE KITCHEN & LIVING ROOM HAVE FAR REACHING VIEWS
- VERY WELL PRESENTED THROUGHOUT
  - MODERN SHOWER ROOM
  - GENEROUS LAWNED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY PARKING
  - EPC RATING TO FOLLOW











FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 544 sq.ft, 51 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. Turn left at the traffic lights onto Westgate. Proceed along Westgate becoming Bradford Road. At the roundabout go straight ahead and continue on Bradford Road. Turn left into Sunnydale Crescent which is a short distance past the Westbourne Spice restaurant, continuing around the crescent and then take the entrance into Sunnydale Ridge where the property can be found almost straight ahead.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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) <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		

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