



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



# Weston Drive, Otley

£275,000

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This spacious two bedroom semi detached house within a large corner plot must be seen to be truly appreciated. The property consists of a generous through living room and a single storey rear extension creating an open plan kitchen dining room. To the first floor, there are two double bedrooms and a contemporary shower room. Externally there is a single garage and ample off street parking to the front and a paved secluded garden to the rear. The property is opposite the park and close to local amenities. An early viewing is highly recommended.

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.

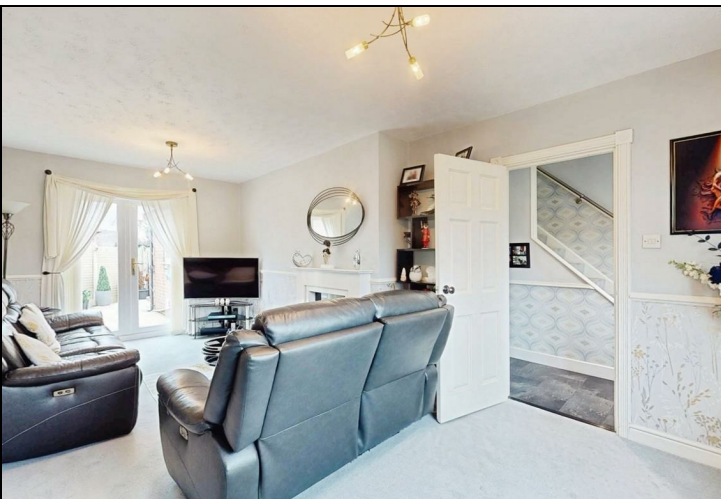
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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## KEY FEATURES

- EXTENDED TWO BEDROOM SEMI DETACHED PROPERTY
  - LARGE CORNER PLOT
  - OPEN PLAN KITCHEN DINING ROOM
  - THROUGH LIVING ROOM
  - SECLUDED REAR GARDEN
- SINGLE GARAGE AND AMPLE OFF STREET PARKING
  - OPPOSITE THE PARK
  - MODERN KITCHEN & BATHROOM
  - EPC RATING C







## DIRECTIONS

From our offices in Kirkgate, proceed to the traffic lights and go straight ahead across the river. Continue up Billams Hill, then turn left onto Weston Lane. Turn right onto Weston Drive. Follow the road and the property is on the Left opposite the park.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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 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.

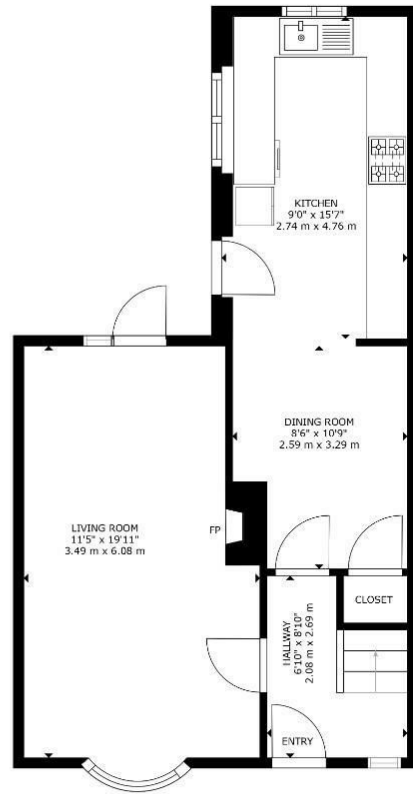
## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

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.

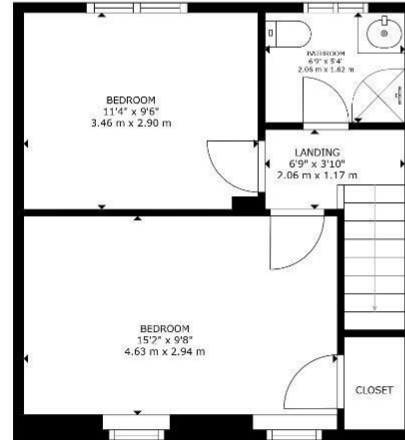
## DISCLAIMER

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.



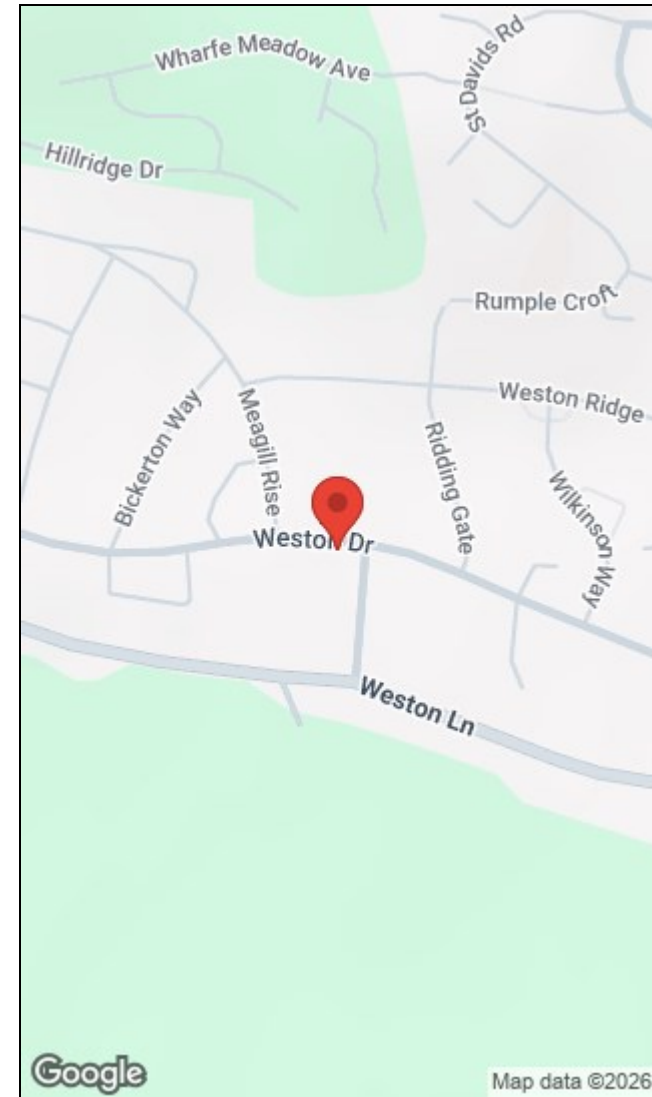


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 518 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 373 sq. ft, 34 m<sup>2</sup>  
 TOTAL: 891 sq. ft, 82 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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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