



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Somerville Terrace, Otley, LS21

£385,000

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

This charming three bedroom Victorian stone terrace within easy reach of Otley town centre amenities needs to be seen to be truly appreciated. Set over four floors and retaining many original features, this ideal family home offers generous accommodation and benefits from having an enclosed garden to the rear and views towards Otley Chevin. In brief, on the ground floor, there is an entrance hall, well proportioned living room, a sunny dining room and kitchen with a door leading out to the garden; to the first floor, there are two double bedrooms, and a bathroom; and on the top floor, a further spacious double bedroom and a shower room. There is also a useful basement area which offers lots of additional storage space.

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

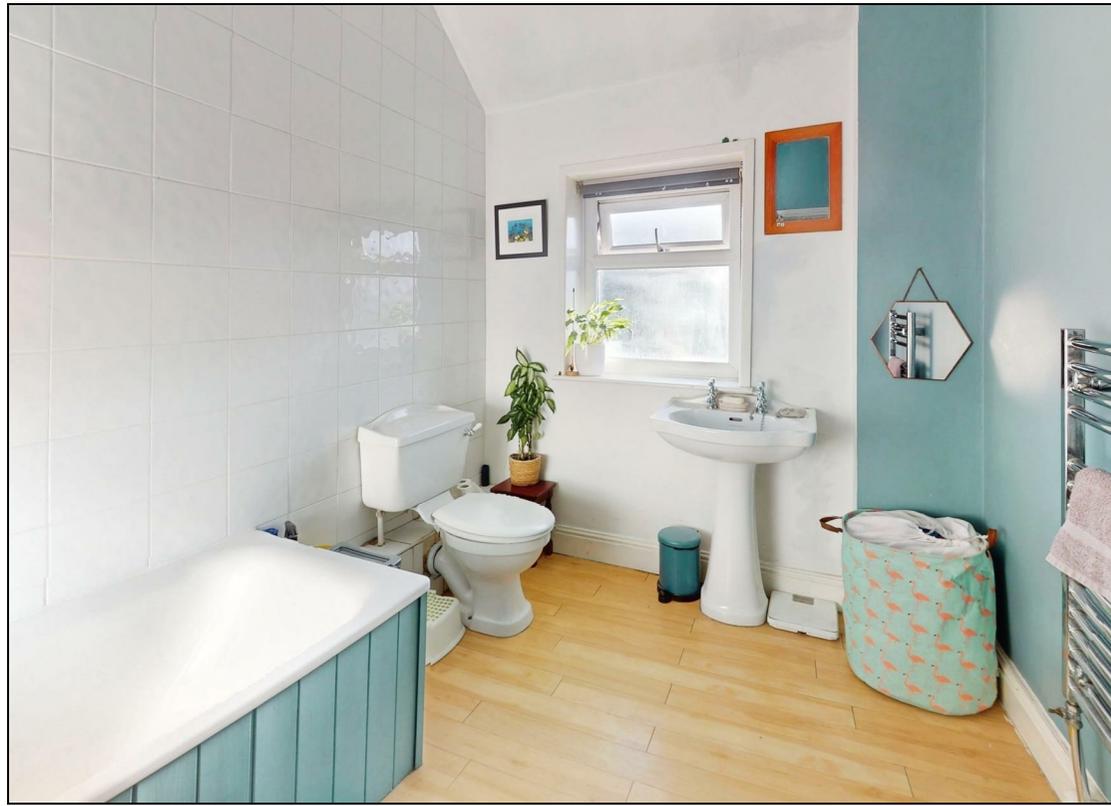


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## KEY FEATURES

- THREE BEDROOM VICTORIAN MID TERRACE
- SET OVER FOUR FLOORS (INCLUDING THE BASEMENT)
  - TWO RECEPTION ROOMS
- CHARACTER FEATURES THROUGHOUT
  - CLOSE TO OTLEY TOWN CENTRE
  - FRONT & REAR GARDENS
  - HOUSE BATHROOM AND EN SUITE
- FUTURE DEVELOPEMENT POTENTIAL (subject to planning)
  - EPC RATING C







#### DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Bondgate to the pedestrian crossing, taking the next left. Continue straight on passing the bus station on your left. At the traffic lights turn right onto Cross Green, turning right at the Summer Cross pub onto East Busk Lane. Somerville Terrace are the first row of terrace properties on the right hand side.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band D, 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.

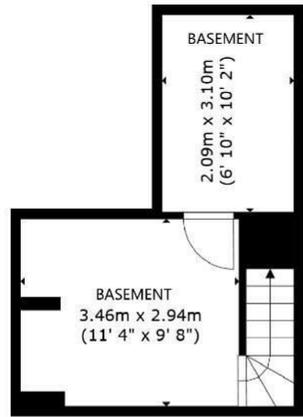
#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

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.

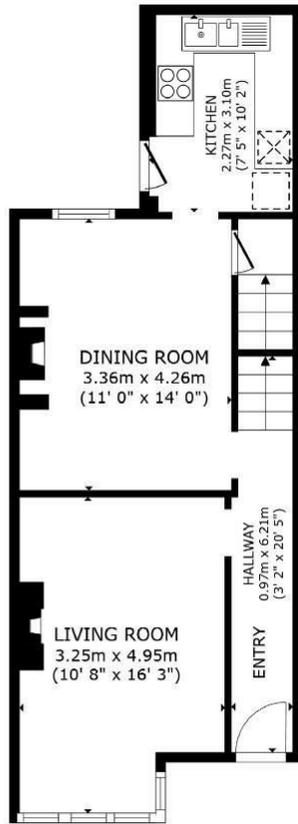
#### DISCLAIMER

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.

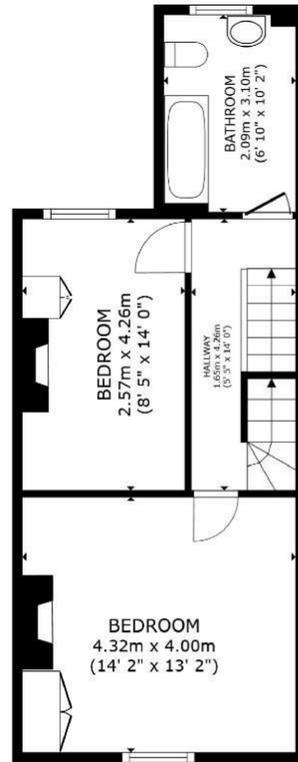




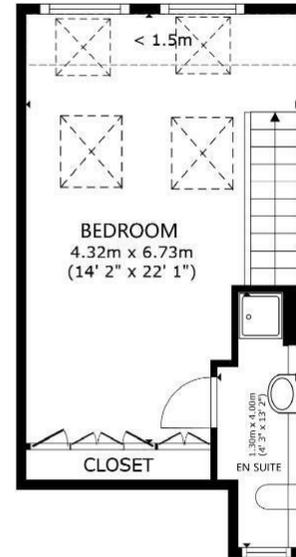
FLOOR 1



FLOOR 2

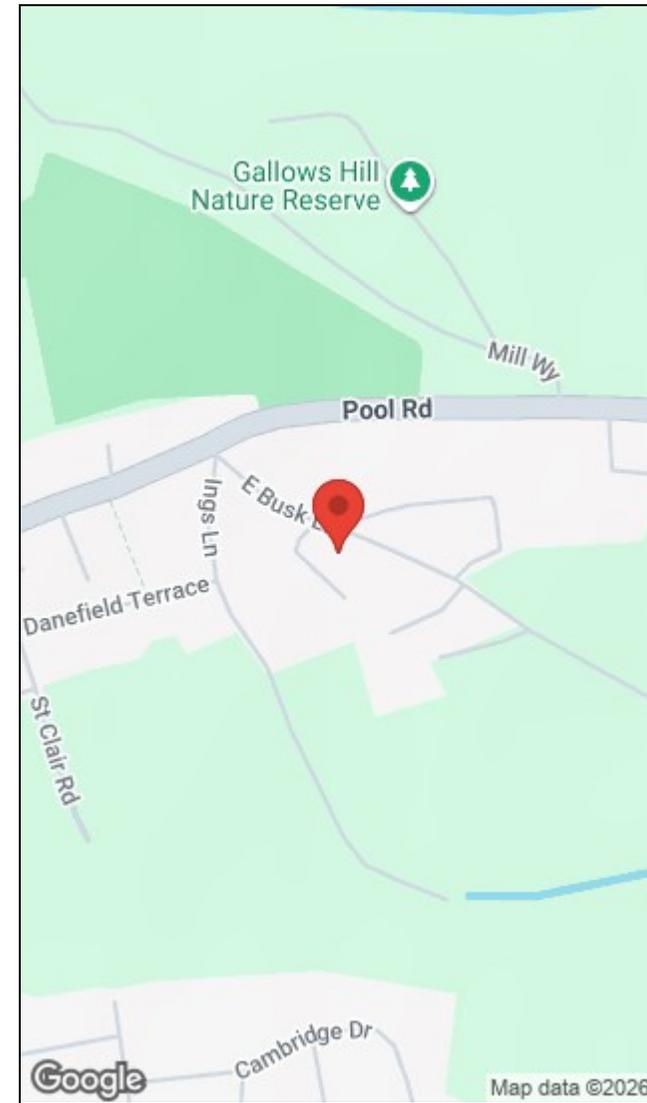


FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
 FLOOR 1 19.4 m<sup>2</sup> (208 sq.ft.) FLOOR 2 45.5 m<sup>2</sup> (489 sq.ft.) FLOOR 3 42.8 m<sup>2</sup> (461 sq.ft.)  
 FLOOR 4 29.1 m<sup>2</sup> (313 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 3.5 m<sup>2</sup> (37 sq.ft.)  
 TOTAL : 136.8 m<sup>2</sup> (1,472 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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>	
<b>71</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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