






**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 3  1  2  C

# The Crossways, Otley, LS21

£269,950

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

A fantastic opportunity to purchase this three bedroom semi detached property on the ever popular The Crossways. This home is well proportioned throughout and provides practical living space; in brief the ground floor features an entrance hallway, a good-sized sitting room, and a spacious kitchen diner, leading to a sun room . Upstairs, the property offers three bedrooms along with a fitted bathroom. Externally, the front of the property benefits from off-road parking for two cars as well as a generous private front garden while the rear has an enclosed, garden with a useful shed and a storage out building.

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

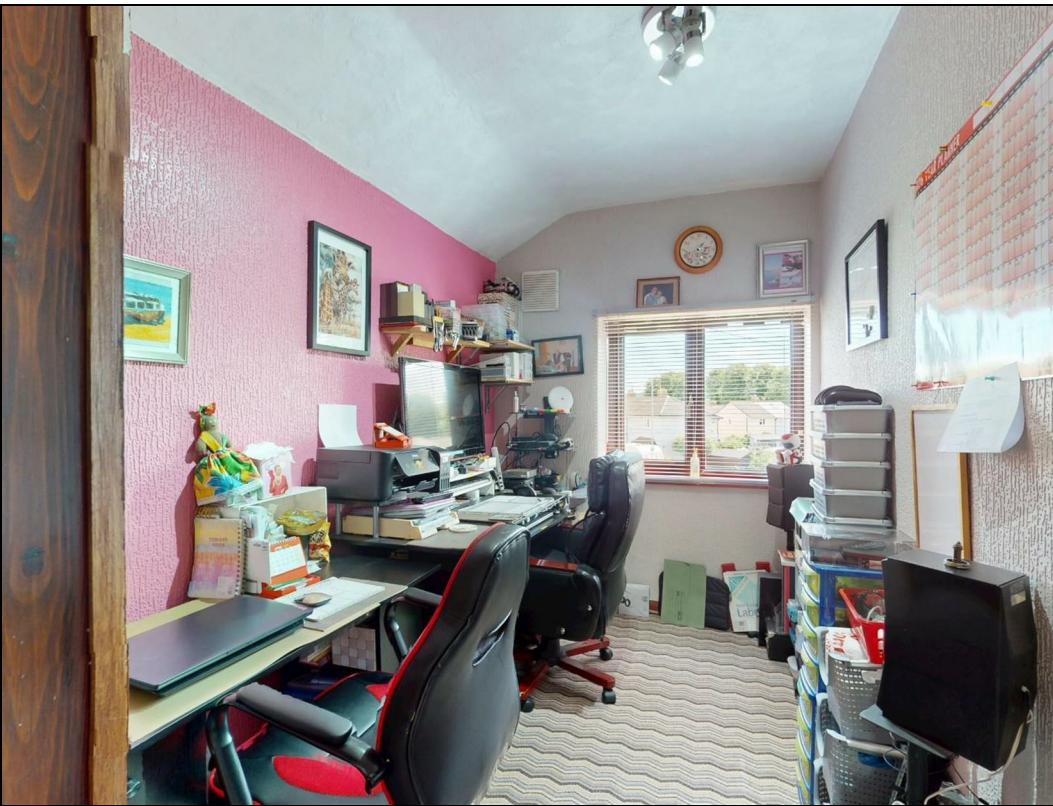


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## KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE
- GENEROUS LOUNGE
- KITCHEN DINER
- SUN ROOM
- PRIVATE FRONT AND REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- CUL DE SAC LOCATION
- EPC RATING C







#### DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe. Proceed up Newall Carr Road then turn right onto The Crescent. Turn left onto The Crossways cul de sac. The property can be found immediately on the left hand side.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

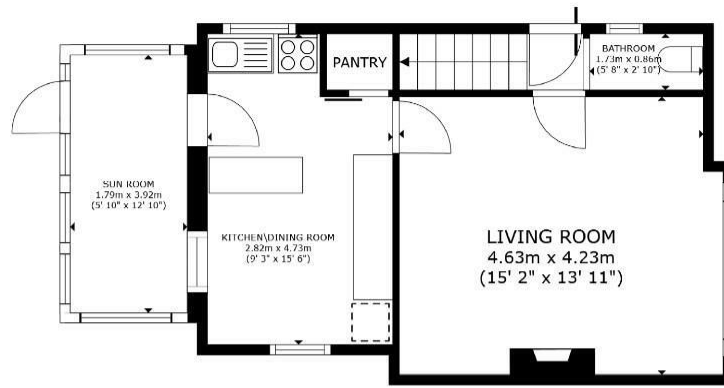
#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

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.

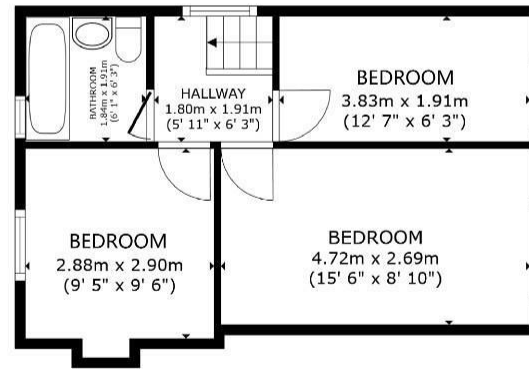
#### DISCLAIMER

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.



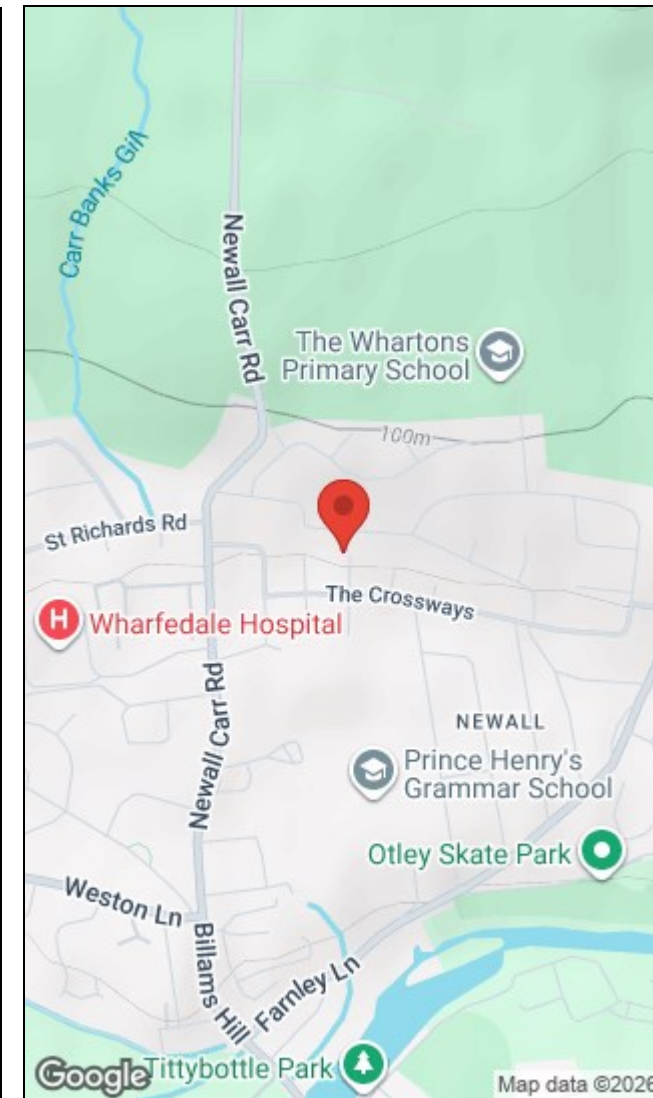


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 146.1 m<sup>2</sup> (497 sq.ft.) FLOOR 2 36.9 m<sup>2</sup> (398 sq.ft.)  
 EXCLUDED AREAS : PANTRY 0.9 m<sup>2</sup> (9 sq.ft.)  
 TOTAL : 83.1 m<sup>2</sup> (894 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		70	
(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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