



**HUNTERS®**  
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# Kineholme Drive, Otley, LS21

## £370,000

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This immaculately presented three bedroom end of terrace property, having been extended by the current owners with great attention to detail, is located in a popular residential area a convenient distance from Otley town centre. The well proportioned accommodation briefly comprises, to the ground floor: a welcoming entrance porch hall, a generous living room open plan with a stunning dining room which has patio doors leading out to the rear garden, kitchen and utility room. To the first floor, there are two double bedrooms and a luxury bathroom, and to the second floor, a further double bedroom and useful home office. Externally, the house benefits from a large gravelled driveway to the front providing off street parking for several vehicles, and good sized gardens to both the front and rear. Of particular note the rear garden offers a great deal of privacy and benefits from a covered paved patio seating area allowing the garden to be enjoyed throughout the year. An early viewing of this house, which is in a 'move in and unpack' condition, 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  
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## KEY FEATURES

- THREE DOUBLE BEDROOMS
- END OF TERRACE PROPERTY
- GENEROUS LIVING ROOM AND DINING ROOM
- USEFUL HOME OFFICE
- GOOD SIZED GARDENS FRONT AND REAR
- AMPLE DRIVEWAY PARKING
- POPULAR RESIDENTIAL AREA CLOSE TO OTLEY TOWN CENTRE
- EPC RATING C







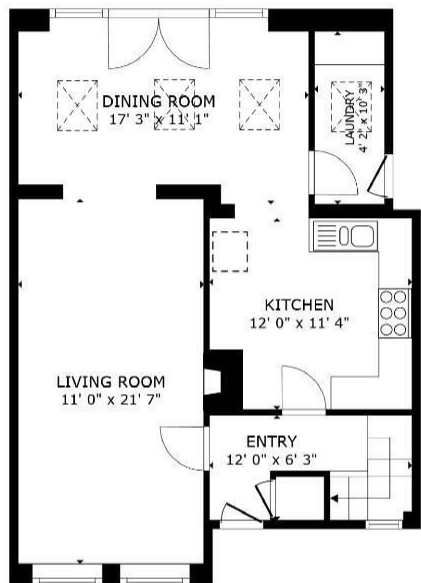




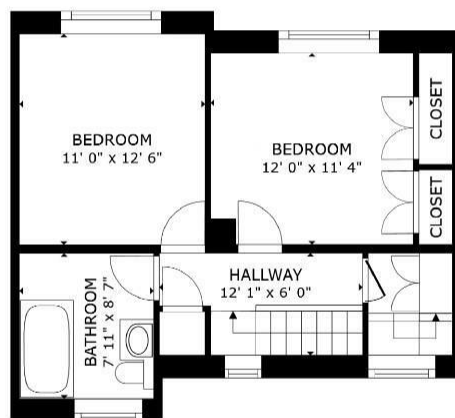




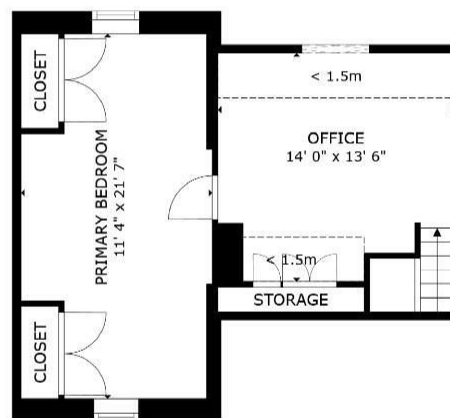




GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
GROUND FLOOR 702 sq.ft. FLOOR 1 510 sq.ft. FLOOR 2 409 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 59 sq.ft.  
TOTAL : 1,621 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road before turning right onto Kineholme Drive. The property can be found on the left hand side about halfway along.

## 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 more than 170 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		
	70	78
EU Directive 2002/91/EC		
England & Wales		

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