



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

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# Whiteley Croft Road, Otley

£485,000

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

Welcome to this charming detached house located on Whiteley Croft Road in the picturesque town of Otley. This delightful property, offers a generous living space, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The rear extension offers the open plan dining kitchen. with separate utility and w/c. The house boasts three well-proportioned bedrooms, each offering ample space and natural light, ensuring a comfortable living experience for all family members.

The property features a well-appointed bathroom, designed for both functionality and comfort. The layout of the house is practical, allowing for easy movement between rooms and a sense of flow throughout the living areas. To the outside is a driveway for ample parking and to the rear is a private patio giving access to the former the garage that has been insulated and provides an ample airy space (15ft x 17ft) that can be used for a variety of purposes

This detached house on Whiteley Croft Road presents a wonderful opportunity for those seeking a spacious and comfortable home in a lovely setting. With its appealing features and prime location, it is sure to attract interest from prospective buyers. Do not miss the chance to make this delightful property your own.

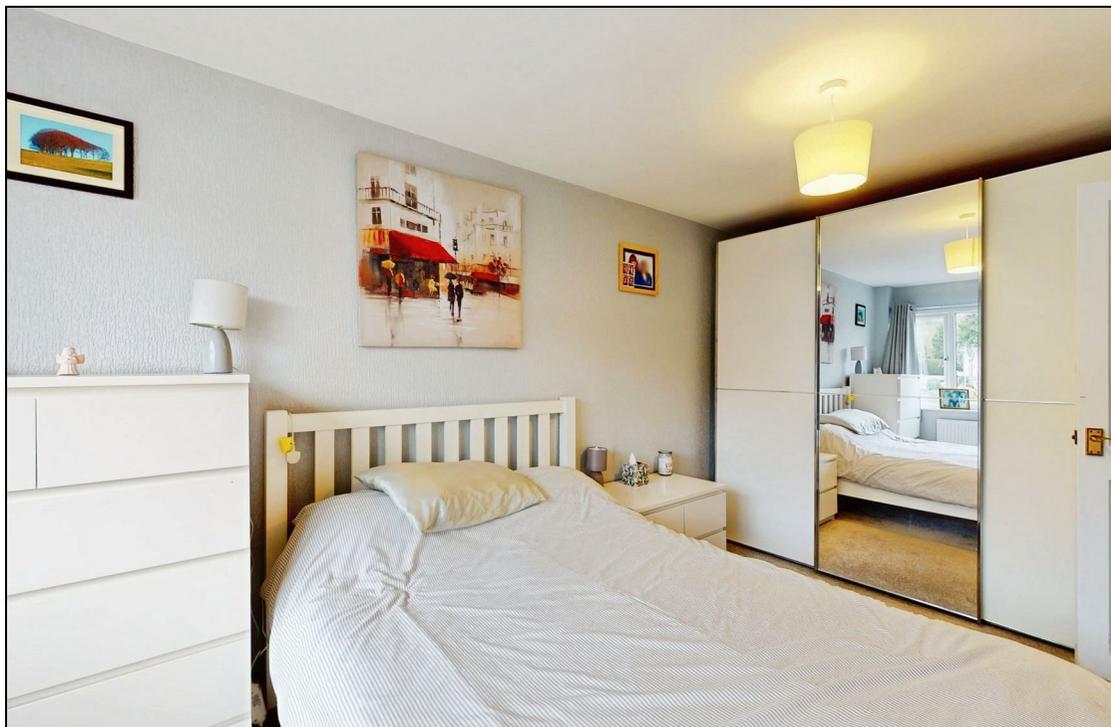
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

- Detached house in Otley
- Three spacious bedrooms
  - Modern bathroom
- Large reception room
- Quiet residential area
- Close to local amenities
- Easy access to transport
- Viewing recommended

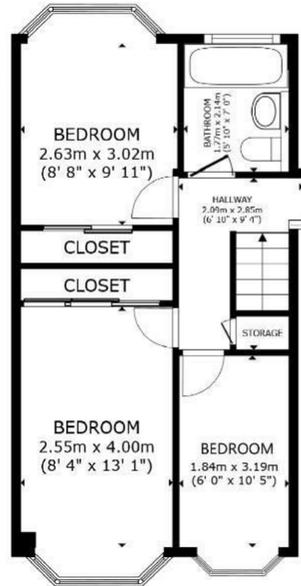






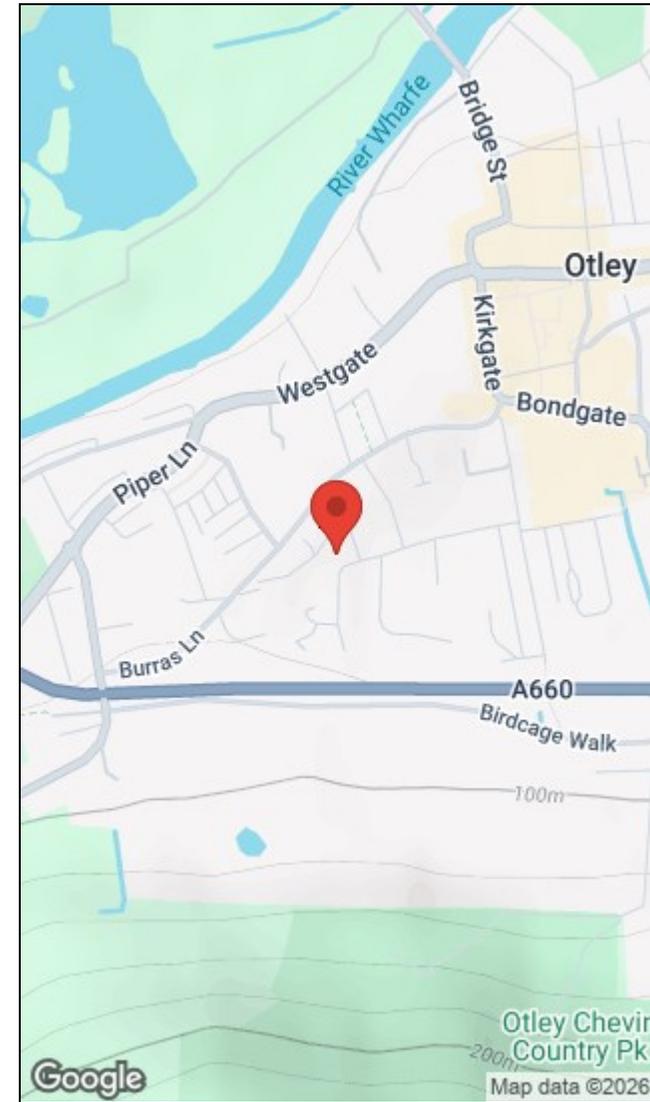


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 80.6 m<sup>2</sup> (868 sq.ft.) FLOOR 2 40.1 m<sup>2</sup> (432 sq.ft.)  
 TOTAL : 120.7 m<sup>2</sup> (1,299 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	81	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		55
(21-38) F		
(1-20) G		Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC	

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