



Woodcroft, Burras Lane, Otley, LS21
£950,000

HUNTERS
EXCLUSIVE



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Woodcroft is a magnificent Grade II listed family home, originally built by a wool merchant, dating back to the 1830's. Centrally located in the vibrant market town of Otley.

The property makes an immediate impression with its handsome frontage, once inside you will not be disappointed, there is an abundance of original architectural features and natural materials throughout. Set over three floors with a basement, this home offers an incredible amount of space for a growing family. The ground floor offers two very elegant living rooms, the tall sash windows in both rooms allow for wonderful natural light with views looking the garden and towards the Chevin, in the colder months the wood-burning stoves add warmth and atmosphere. The ground floor also has a grand dining room, a spacious modern kitchen adjoining a charming day room with a stunning detailed arched doorway leading out to the garden, in addition there is a downstairs WC. The charm and spaciousness continue on the next floor, featuring four very generous bedrooms, one with en suite, one smaller bedroom and a family bathroom. The top floor, once the servants' quarters, offers three additional rooms, whilst the space currently lacks heating, it offers potential for further development. To the front, there is a gravel parking area for several cars. There is a generous private garden to the side which benefits from having a south facing lawned garden and there is a further lawned garden to the rear, also south facing, with well stocked established borders. A rare opportunity to acquire a unique and historically significant residence within the very heart of Otley town centre. Comes to the market with no onwads chain.





DIRECTIONS

The property can be found on the left hand side almost immediately after the public car park towards the bottom of Burras Lane in Otley.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F. Leeds City Council

The property is Grade II listed and is within a conservation area.

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 £30 (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.

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 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.

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.



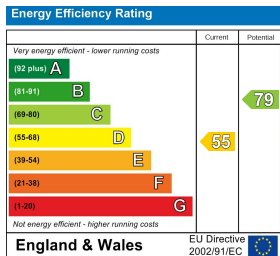
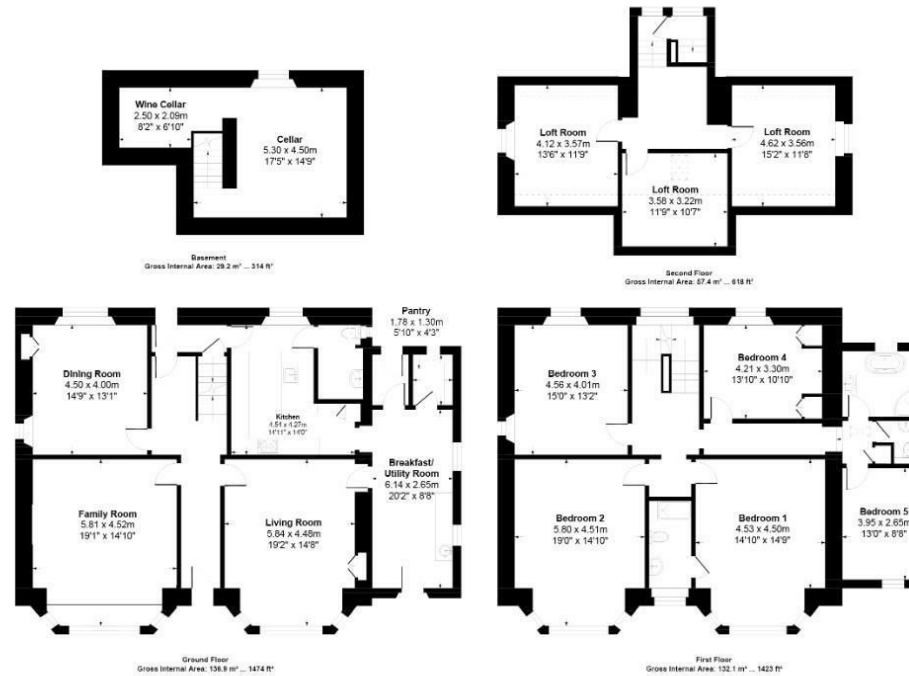




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Gross Internal Area: 355.6 m² ... 3829 ft²

Not to scale. For Illustrative Purposes Only. All measurements are approximate and should be independently verified. Actual Position of Windows doors and fixtures may not be accurate.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Otley & Ilkley -
01943 660002 <http://www.hunters.com>

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