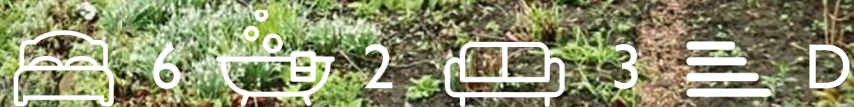




HUNTERS[®]
HERE TO GET *you* THERE



Milford House, Billams Hill, Otley, LS21

£750,000



A truly stunning example of its kind, this six bedroom Edwardian semi-detached house, beautifully presented by the current owners, comes complete with high quality fixtures and fittings from start to finish. Set over three floors and retaining many original features throughout, this impressive family home offers generous accommodation on every level, and is located a convenient distance from Otley town centre. In brief, on the ground floor there is a welcoming reception hall, three well proportioned reception rooms, stunning kitchen complete with bi-fold doors out to the rear garden, and downstairs WC/utility; to the first floor there are three double bedrooms to include a master suite having en suite shower room and dressing room, and a luxury house bathroom; and on the top floor three further double bedrooms. Externally, the property benefits from having well stocked and pleasant gardens to three sides, plus off street parking for two vehicles at the rear. An early viewing of this spectacular home, which comes to the market with no onwads chain, is highly recommended; it really is an opportunity not to be missed.

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.

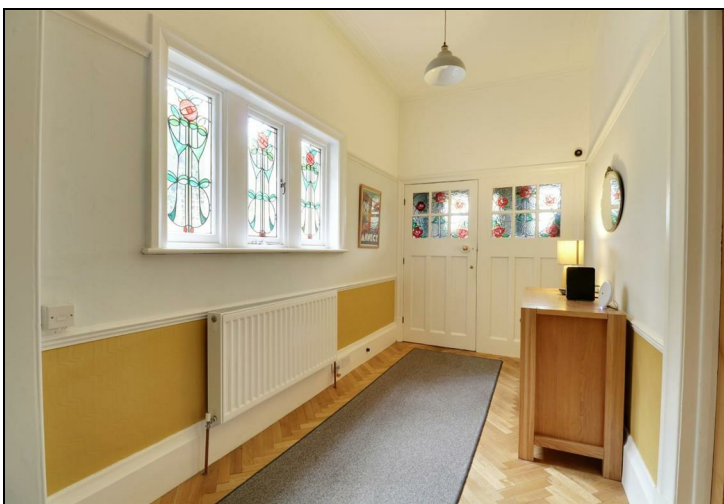
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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KEY FEATURES

- SIX DOUBLE BEDROOMS
- STUNNING EDWARDIAN SEMI DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
 - THREE RECEPTION ROOMS
 - OFF STREET PARKING
 - GARDENS TO THREE SIDES
- CLOSE TO OTLEY TOWN CENTRE
 - NO CHAIN
 - EPC RATING D













Total Area: 302.5 m² ... 3256 ft² (excluding void)

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions as to the exact measurements of the rooms.
Box Property Solutions retains the copyright on this plan and allows agents to use it with agreed permission.

DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed towards the traffic lights and continue straight ahead. Follow the road around the 'S' bend and down Bridge Street. Cross the River Wharf proceeding onto Billams Hill, and Milford House can be found on the left hand side, identified by our Hunters Exclusive For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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