

# HUNTERS<sup>®</sup>

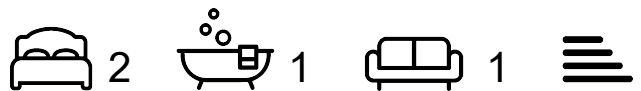
HERE TO GET *you* THERE



## Bremner Street

Otley, LS21 1JD

£230,000



# 5 Bremner Street

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£230,000



## ACCOMMODATION

The property has UPVC sealed unit double glazing and gas fired central heating throughout.

## GROUND FLOOR

Solid timber front entrance door, having opaque window over, leads into:-

### ENTRANCE HALL

Radiator, coat hanging space, staircase leading up to the first floor.

### LIVING ROOM

11'3" x 11'5" (3.43 x 3.49)

Window to front elevation, radiator, ceiling coving, cast iron wood burning stove set onto stone hearth within chimney breast.

### KITCHEN

12'8" x 12'7" (3.86 x 3.84)

Window to rear elevation, timber rear entrance door, having glass panels with window over, range of fitted kitchen units at base and wall level incorporating cupboards, shelving and glass fronted cabinetry, and having complementary worksurfaces and splashback tiling, undercabinet lighting, space and plumbing for washing machine, one and a half times ceramic sink and drainer with chrome mixer tap over, space for range oven with extractor hood over, integral undercounter fridge, integral undercounter freezer, matching kitchen island having electric kickspace heater, drawers, pan drawers, cupboard and breakfast bar, ceramic tiled flooring, wall mounted combi condensing boiler, door leads to timber staircase down to the lower ground floor.

## LOWER GROUND FLOOR

## CELLAR

A great dry storage area, with shelving and cupboard, housing consumer unit, electric meter and gas meter.

## FIRST FLOOR

### LANDING

Access to loft, doors into:-

### BEDROOM ONE

10'0" x 11'4" (3.04 x 3.46)

Window to front elevation, radiator, ceiling coving, recessed mirror fronted wardrobes to one wall, fitted storage cupboard to alcove.

### BEDROOM TWO

6'11" x 12'6" (2.12 x 3.81)

Window to rear elevation, radiator.

### BATHROOM

5'5" x 9'5" (1.65 x 2.88)

Part tiled having opaque window to rear elevation, radiator with towel rail, three piece bathroom suite comprising panelled bath with thermostatic shower over, wash hand basin and low level WC, inset ceiling spotlights.

## OUTSIDE

To the rear of the house there is a fully enclosed courtyard garden, which is of a good size offering a considerable amount of privacy, being mostly paved with a gravelled area and shed. A gate at the rear of the garden allows access to the back lane.

## DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed

in the direction of Pool in Wharfedale along the A659. Once you have passed Asda supermarket on your left, turn right into Bremner Street. The property can be found on the left hand side identifiable by our Hunters For Sale board.

### 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.

### LETTINGS \* INVESTMENT \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

### PROPERTY BLOG

The place where Landlords and home owners can find useful information, advice, insights, resources

and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to [www.wharfevalleypropertyblog.co.uk](http://www.wharfevalleypropertyblog.co.uk)



Road Map



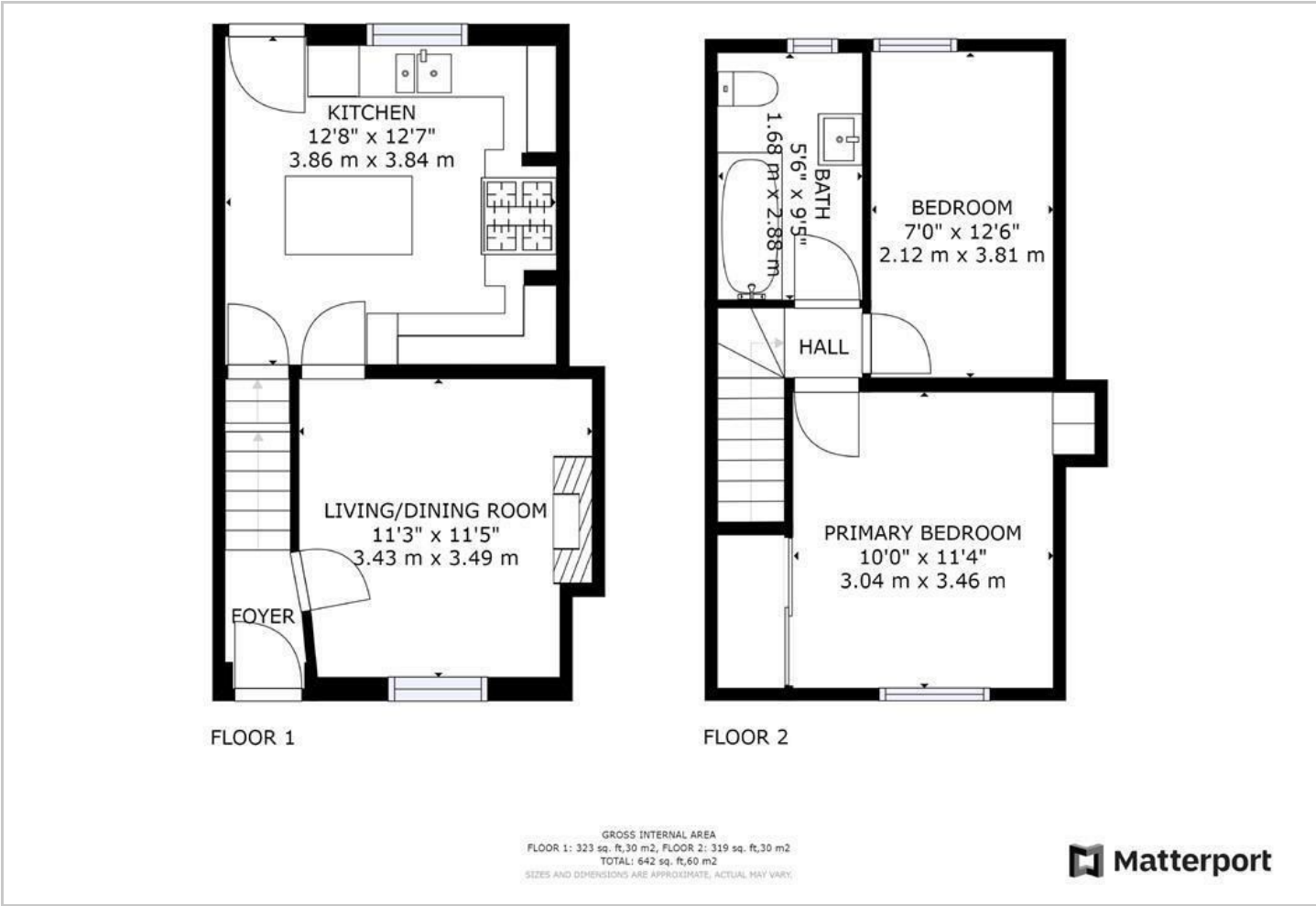
Hybrid Map



Terrain Map



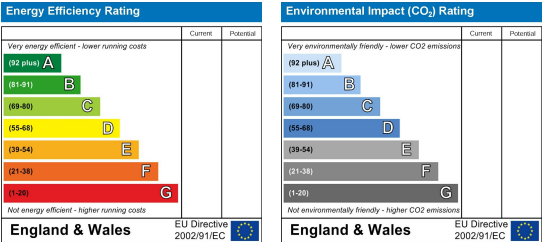
Floor Plan



Viewing

Please contact our Hunters Otley Office on 01943 660002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.