

HUNTERS[®]

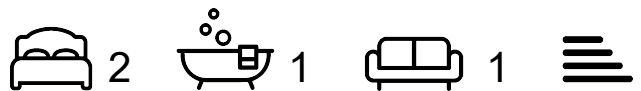
HERE TO GET *you* THERE



Cambridge Drive

Otley, LS21 1DD

£250,000



34 Cambridge Drive

Otley, LS21 1DD

£250,000



ACCOMMODATION

The property has UPVC sealed unit double glazing and gas fired central heating throughout. There is an alarm system installed at the house.

GROUND FLOOR

Contemporary composite front entrance door, having opaque glass panel, leads into:-

LIVING ROOM

12'0" x 16'11" (3.65 x 5.15)

Window to front, two radiators, inset ceiling spotlights, door to useful understairs storage cupboard, engineered oak flooring, staircase leads up to the first floor.

KITCHEN DINER

12'0" x 14'9" (3.65 x 4.50)

Window to rear elevation, composite rear entrance door having opaque glass panel, radiator, high gloss floor tiles, range of fitted kitchen units at base and wall level having complementary worksurfaces and splashback tiling, undercabinet lighting, integral dishwasher, one and half times stainless steel sink and drainer, integral washer dryer, integral fridge freezer, integral stainless steel electric fan oven, four ring ceramic hob having stainless steel extractor hob over, inset ceiling spotlights.

FIRST FLOOR

LANDING

Radiator, access to loft space.

BEDROOM ONE

12'0" x 13'11" (3.65 x 4.25)

Window to front elevation, radiator, ceiling coving,

inset ceiling spotlights, door to overstairs storage cupboard with hanging rail.

BEDROOM TWO

8'4" minimum x 12'0" (2.55 minimum x 3.65)

Window to rear elevation, radiator, ceiling coving, inset ceiling spotlights.

BATHROOM

Part tiled having chrome ladder style radiator, three piece bathroom suite comprising bath with shower attachment over and glass shower screen, wash hand basin set within vanity storage unit and low level WC having hidden cistern, inset ceiling spotlights, built in shelved storage cupboards.

OUTSIDE

To the front of the property there is an open lawned garden with neat shrub borders and a tarmac path leading up to the front entrance. To the rear of the property is a fully enclosed garden which is mostly laid to lawn with a paved patio seating area abutting the house. A gate at the rear of the garden allows access to the path running along the back of the terrace and a further gate leads directly into the field beyond. There is a single garage en bloc which is set apart from the house.

DIRECTIONS

From our Hunters Otley offices on Kirkgate, turn left onto Bondgate which becomes Gay Lane. Turn left onto Cambridge Street and follow the road until it becomes Cambridge Way. Turn right on to St Clair Road then take your first left on to Cambridge Drive. Continue along Cambridge Drive and the property can be found on the left hand side just opposite the entrance to the Kings Close cul de sac which is on

the right. The house can be identified 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.

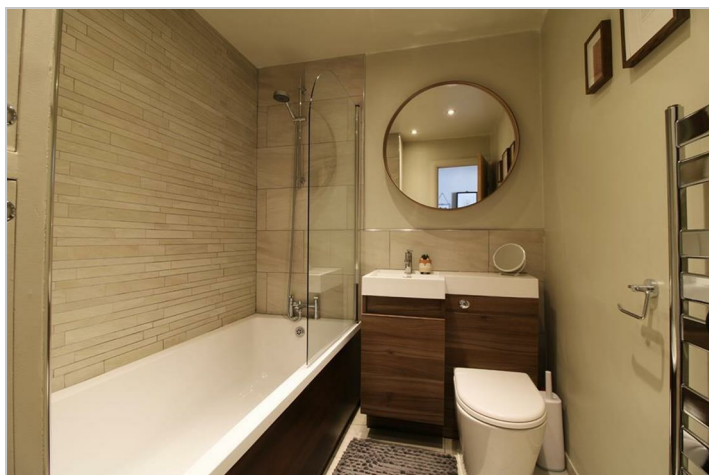
LETTINGS * INVESTMENT * MANAGEMENT

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.

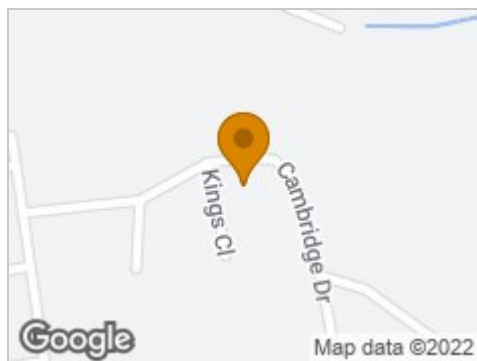
PROPERTY BLOG

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



Road Map



Hybrid Map



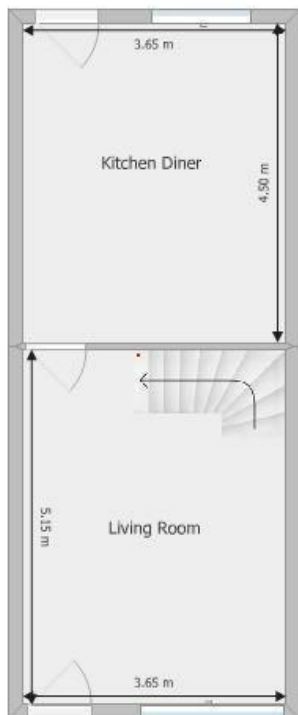
Terrain Map



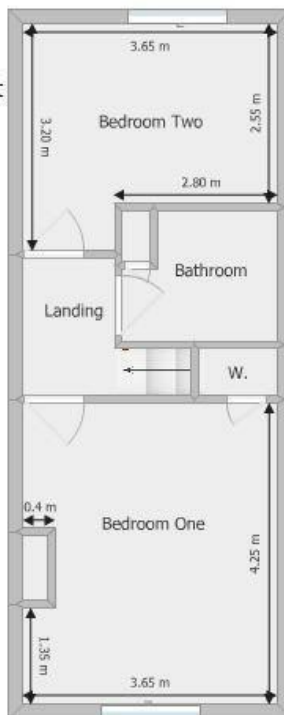
Floor Plan

Cambridge Drive, Otley, LS21 1DD

Ground Floor
36 sq. m.
387.5 sq. ft



1st Floor
36 sq. m.
387.5 sq. ft



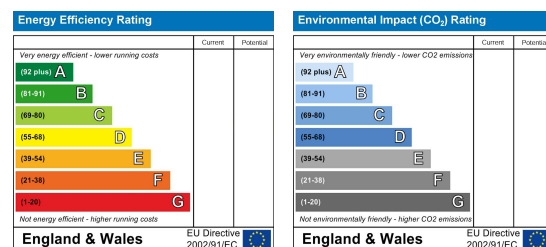
Total Internal Area
775 Sq.Ft. (72 Sq.M.)

Please Note - All measurements are approximate and are for display / marketing purposes only.

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.

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