



**HUNTERS®**  
HERE TO GET *you* THERE



# Hollycroft, East Busk Lane, Otley

£450,000



A fantastic opportunity to purchase a well presented three bedroom detached "True" bungalow, positioned within a generous plot located close to Otley town centre. In brief, there is an entrance hallway, a sunny west facing living room, a modern kitchen, a separate dining room, two double bedrooms and a generous single, a bathroom with a separate bath & shower, a integral single garage and a further useful storage area. Externally there is a tiered west facing rear garden, an additional garden to the side of the property with potential for further development (subject to planning), and ample parking for several vehicles to the front. This property comes to market with no onwards chain.

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

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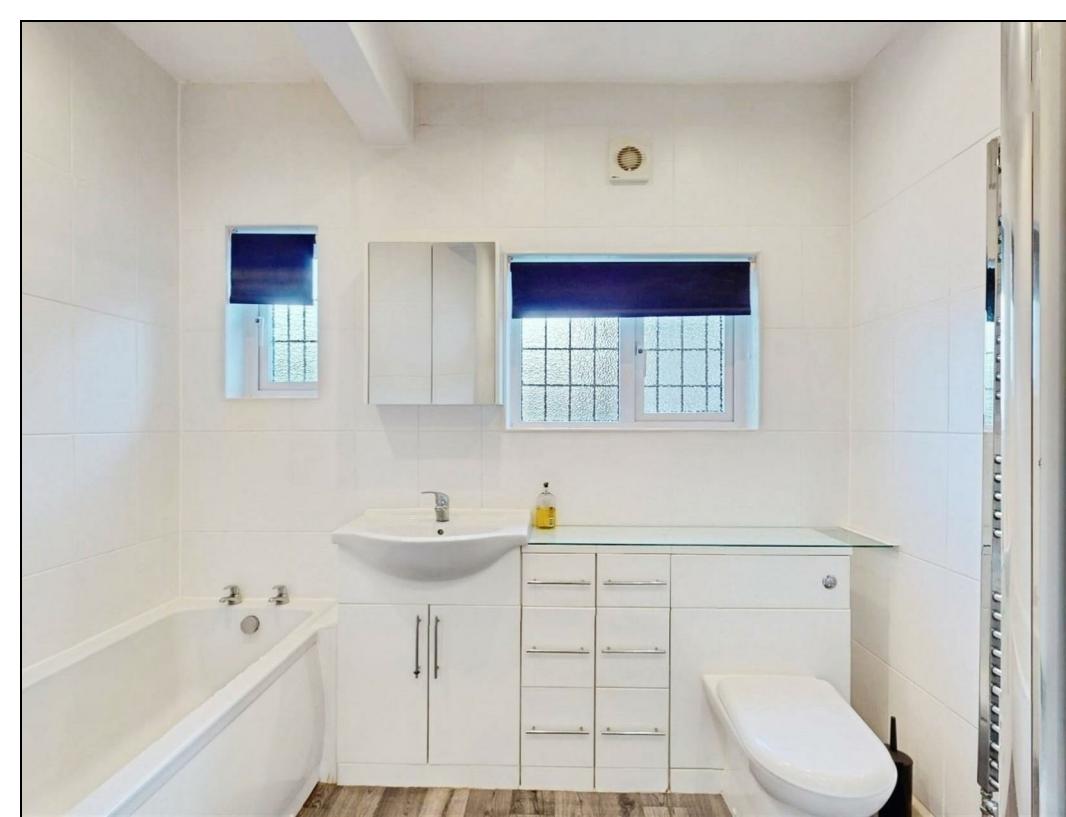


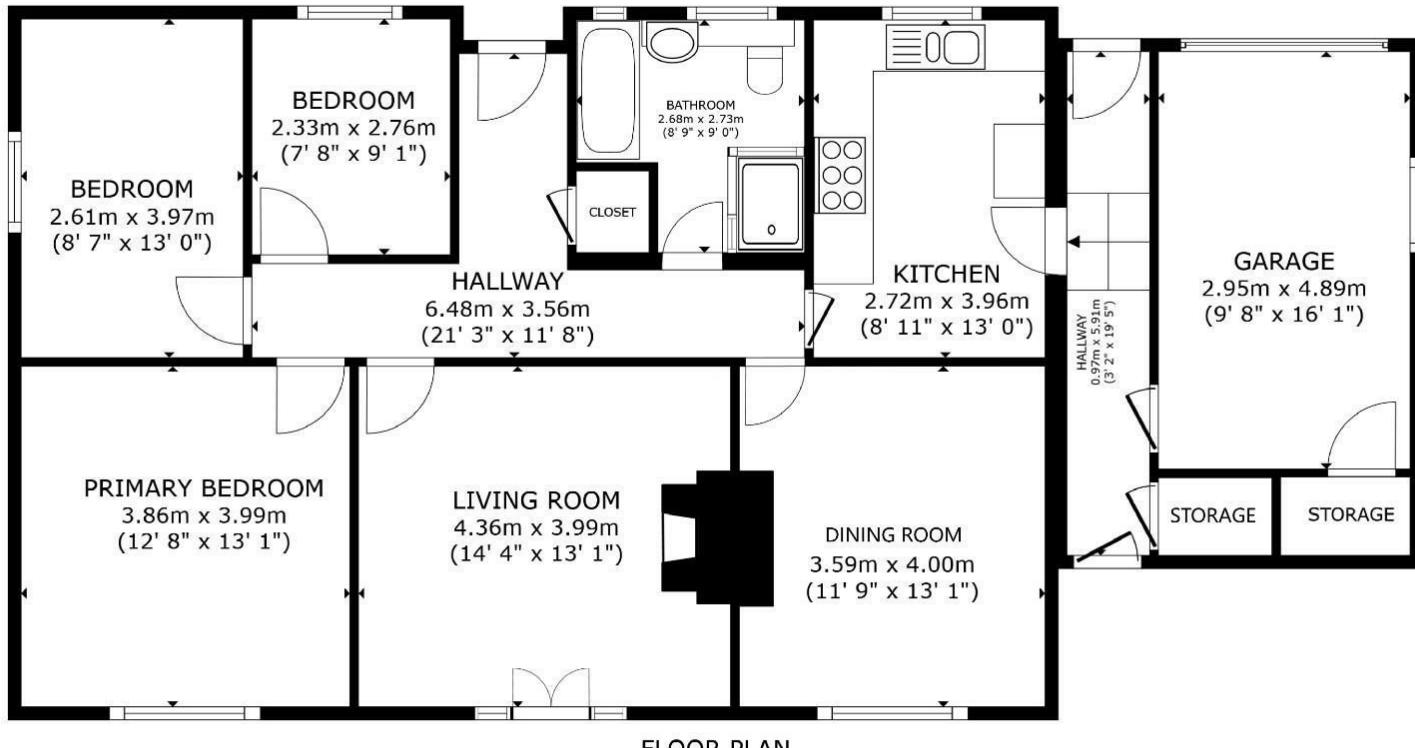
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## KEY FEATURES

- THREE BEDROOM DETACHED BUNGALOW
- SEPARATE LIVING & DINING ROOM
- INTEGRAL SINGLE GARAGE
- AMPLE DRIVEWAY PARKING
- WEST FACING REAR GARDEN WITH VIEWS TOWARDS THE CHEVIN
- GOOD CONDITION THROUGHOUT
- CLOSE TO OTLEY TOWN CENTRE
- NO ONWARDS CHAIN
- EPC TO FOLLOW







GROSS INTERNAL AREA  
FLOOR PLAN 107.0 m<sup>2</sup> (1,152 sq.ft.)  
EXCLUDED AREAS : GARAGE 14.4 m<sup>2</sup> (156 sq.ft.)  
TOTAL : 107.0 m<sup>2</sup> (1,152 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

## DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Bondgate to the pedestrian crossing, taking the next left. Continue straight on passing the bus station on your left. At the traffic lights turn right onto Cross Green, turning right at the Summer Cross pub onto East Busk Lane. Immediately after the wall for the Summercross pub turn right onto the back lane and the property is the first on the right and can be identified by our Hunters Otley 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 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.

## 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 £36 (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.

## 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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