



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

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# Billams Hill, Otley, LS21

£285,000



This distinctive Edwardian semi-detached property offers three spacious bedrooms, a stylish house bathroom, and a contemporary en suite off the main bedroom. Set just a short walk from Otley town centre, the home blends period charm with practical living. There is a galley kitchen and a versatile study / playroom to the side. Outside, an enclosed courtyard garden provides a low maintenance outdoor space perfect for relaxing or entertaining. An early viewing is highly recommended to fully appreciate this charming character property.

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.

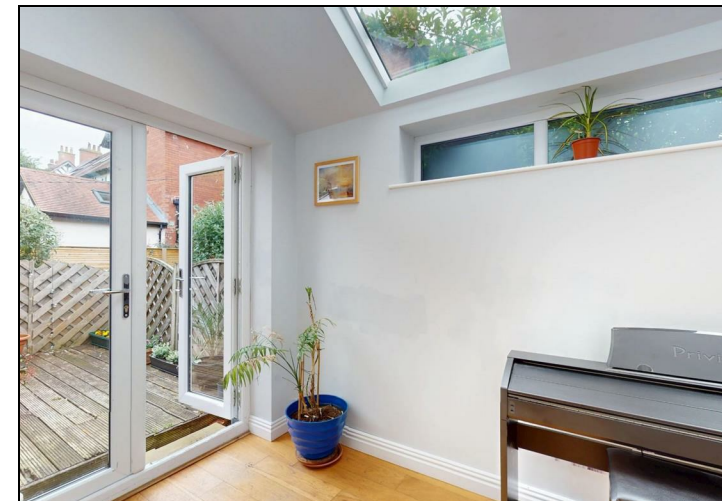
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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## KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE
  - GALLEY KITCHEN
  - SPACIOUS LIVING / DINING ROOM
  - VERSATILE STUDY / PLAYROOM
  - HOUSE BATHROOM AND EN SUITE
  - ENCLOSED COURTYARD GARDEN
  - CLOSE TO OTLEY TOWN CENTRE
  - CHARACTER EDWARDIAN BUILDING
  - EPC RATING D











## DIRECTIONS

From our Hunters Otley offices on Kirkgate, follow the road down to the main lights. Proceed through the lights, around Manor Square and continue along Bridge Street. Cross over the river and then take the first turning on the left into Newall Mount then turn right. The property is on that corner and can be identified by our Hunters For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

## 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.

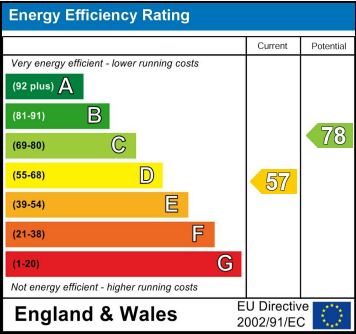
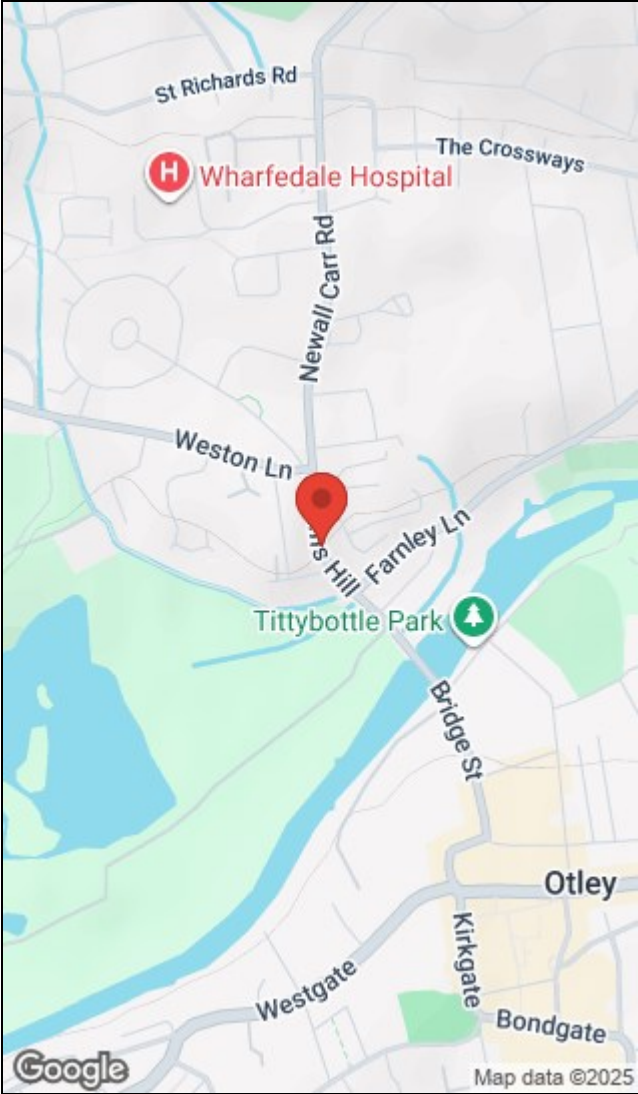
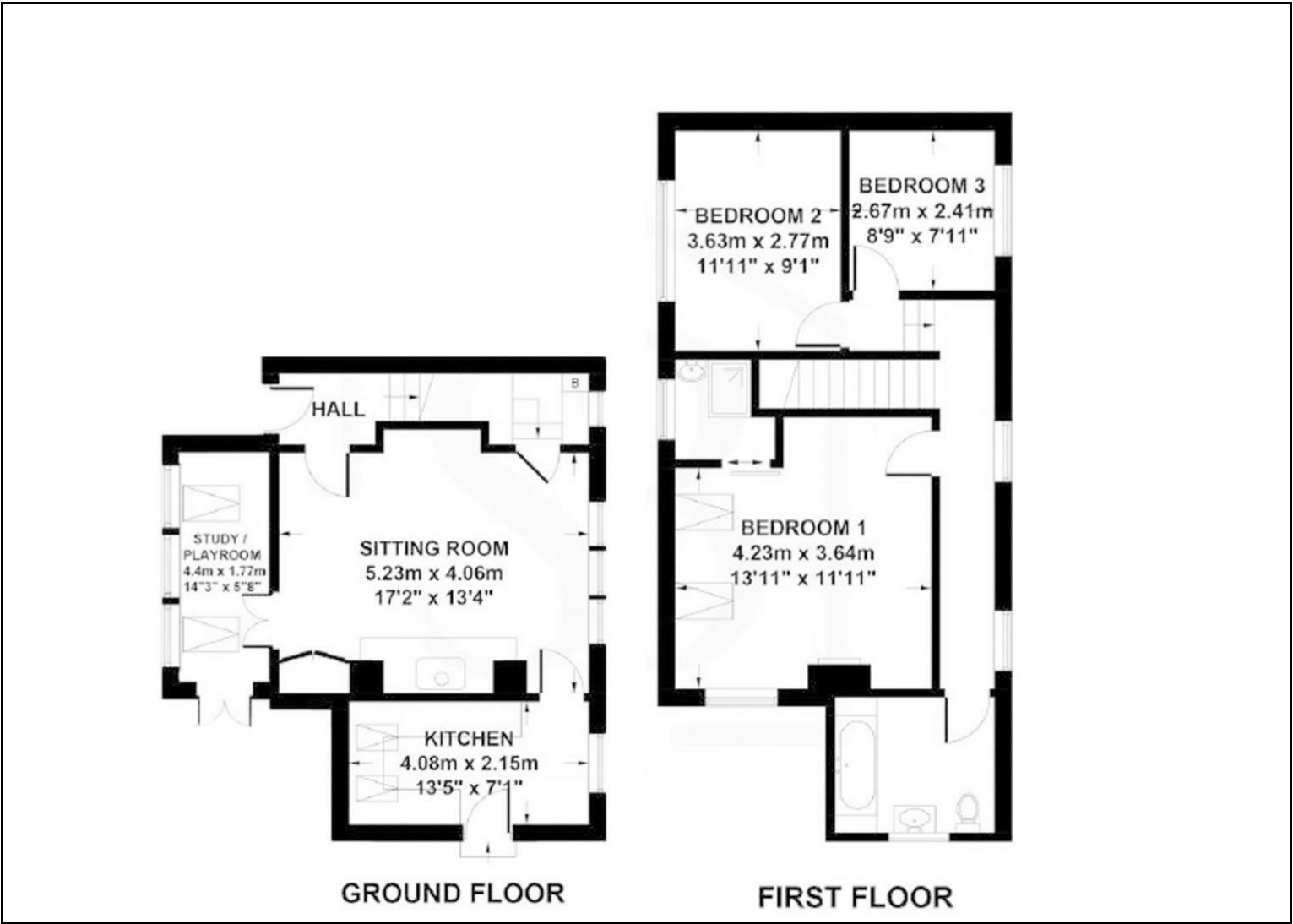
## ADDITIONAL SERVICES

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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