



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



# St. Richards Road, Otley, LS21

£358,000



A well maintained three bedroom detached property with scope to extend (subject to planning). The house is located in a quiet cul de sac and, owing to the property's elevated position from the living room and master bedroom, there are lovely views looking out over the estate and distant countryside. The accommodation briefly comprises, to the ground floor: a light spacious entrance hall with under stair storage, a generous through living/dining room, a kitchen with useful pantry/storage cupboard and door leading to the side and back of the property. To the first floor: two double bedrooms, a single bedroom, bathroom with walk in shower and separate WC. Externally the house is neat and has lovely mature gardens to the front and rear, a garage and driveway for parking. An early viewing is highly recommended.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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](http://www.hunters.com)

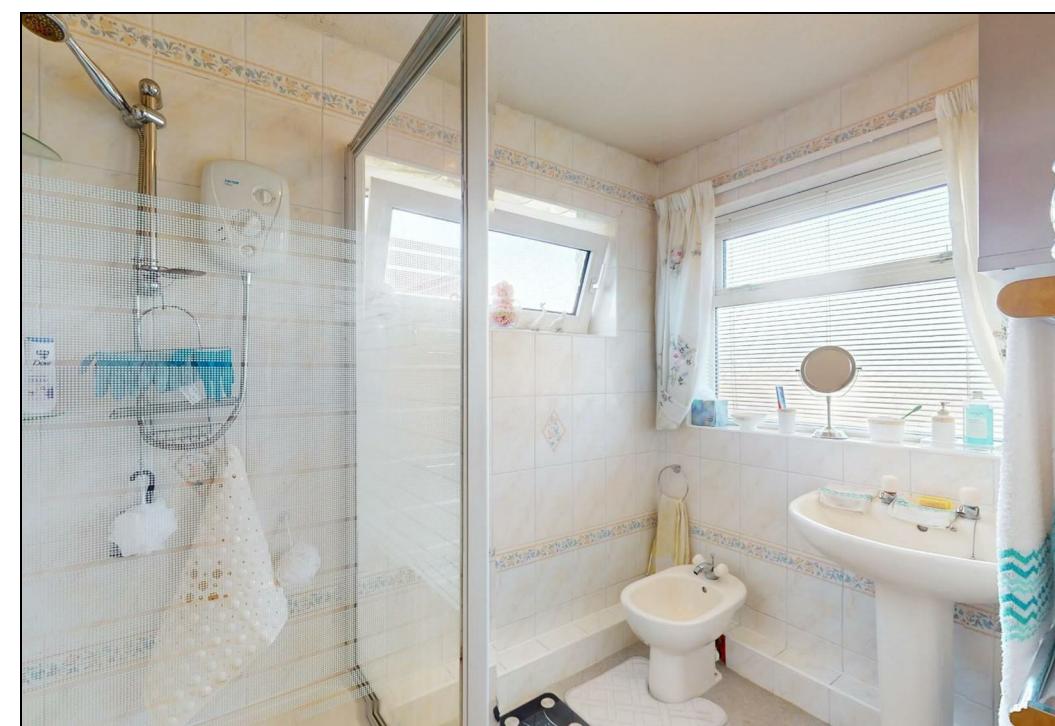
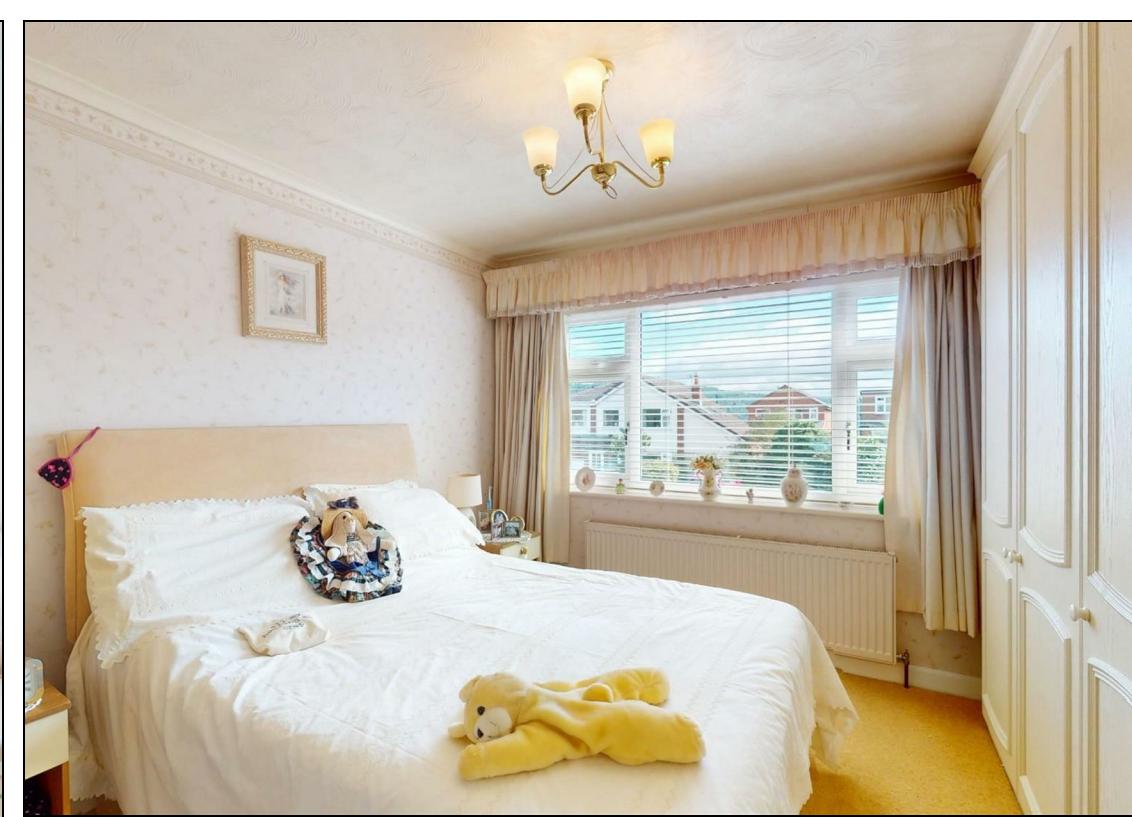
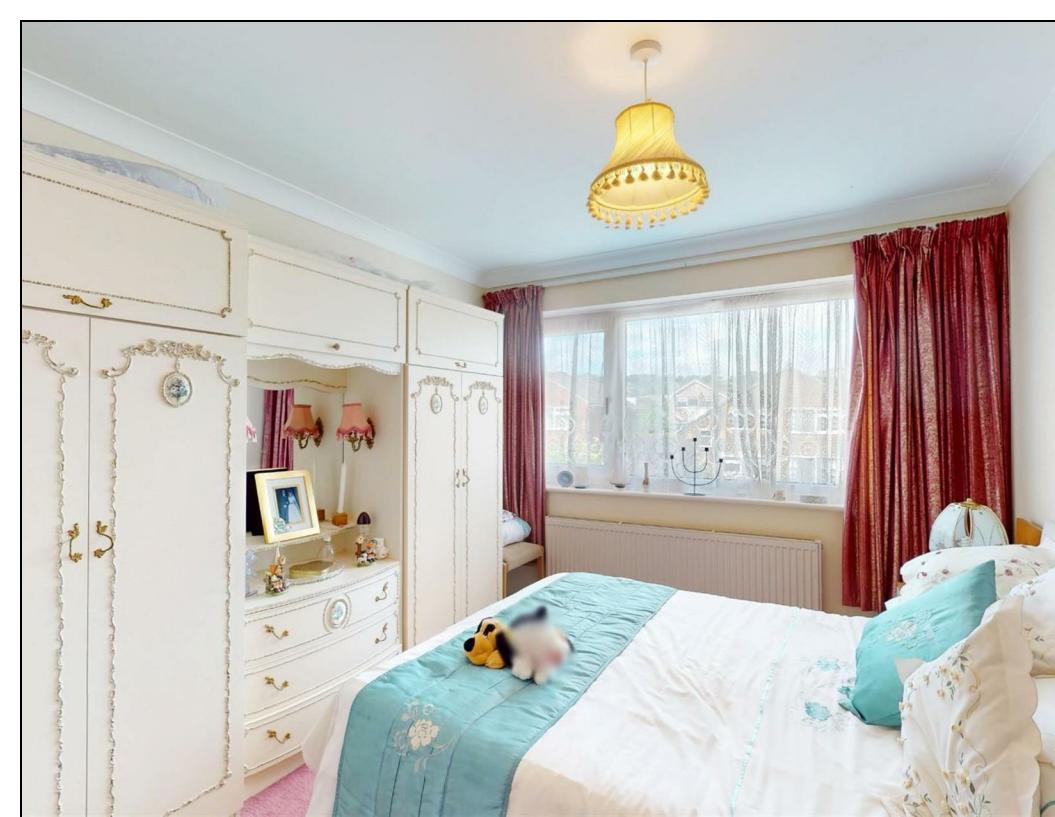


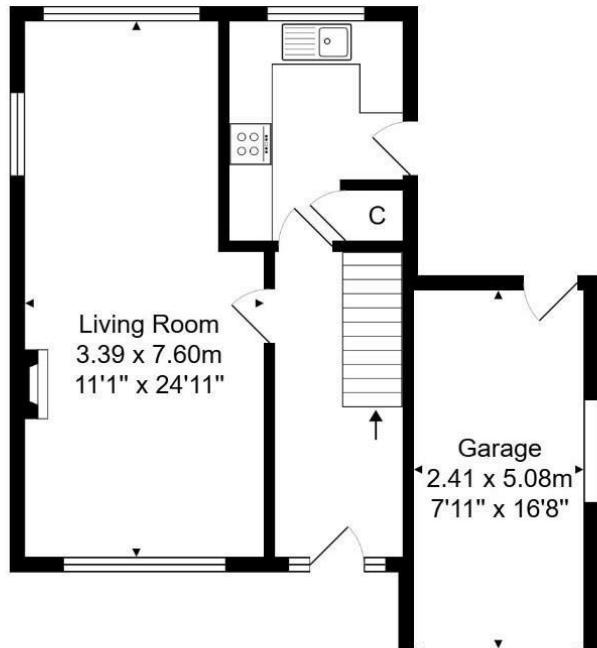
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## KEY FEATURES

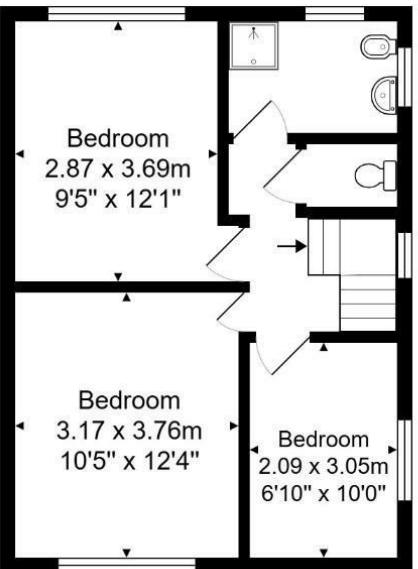
- THREE BEDROOM DETACHED PROPERTY
  - THROUGH LIVING / DINING ROOM
  - TWO DOUBLE BEDROOMS & A GENEROUS THIRD BEDROOM
  - SHOWER ROOM
- ATTACHED SINGLE GARAGE AND DRIVEWAY
  - POPULAR RESIDENTIAL LOCATION
  - STUNNING FAR REACHING VIEWS
  - ATTRACTIVE FRONT & REAR GARDENS
  - EPC RATING D







Ground Floor



Second Floor

Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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#### DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill. Continue on this road where you will pass the Hospital on your left hand side. After the Hospital turn left into St. Richards Road carry on driving along St. Richards road bear slightly left and up a small hill and the house is in the top right hand corner.

#### AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

#### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

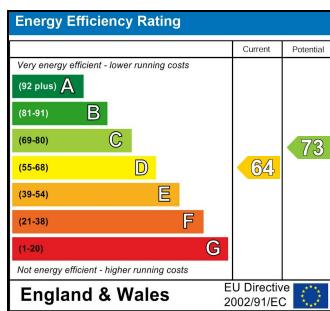
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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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