



HUNTERS[®]

HERE TO GET *you* THERE



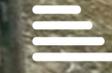
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Peterhouse Drive, Otley, LS21

£255,000

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A two double bedroom mid terrace property with enclosed garden to the rear. Well presented throughout, the property is located in a peaceful and sought after residential area of Otley. The accommodation briefly comprises living room, and dining kitchen to the ground floor, and to the first floor there are two bedrooms and a bathroom. To the front and rear of the property there is a low maintenance garden and there is a paved patio area. In addition, there is space for a garage to be erected which is set apart from the house. This property comes to the 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.

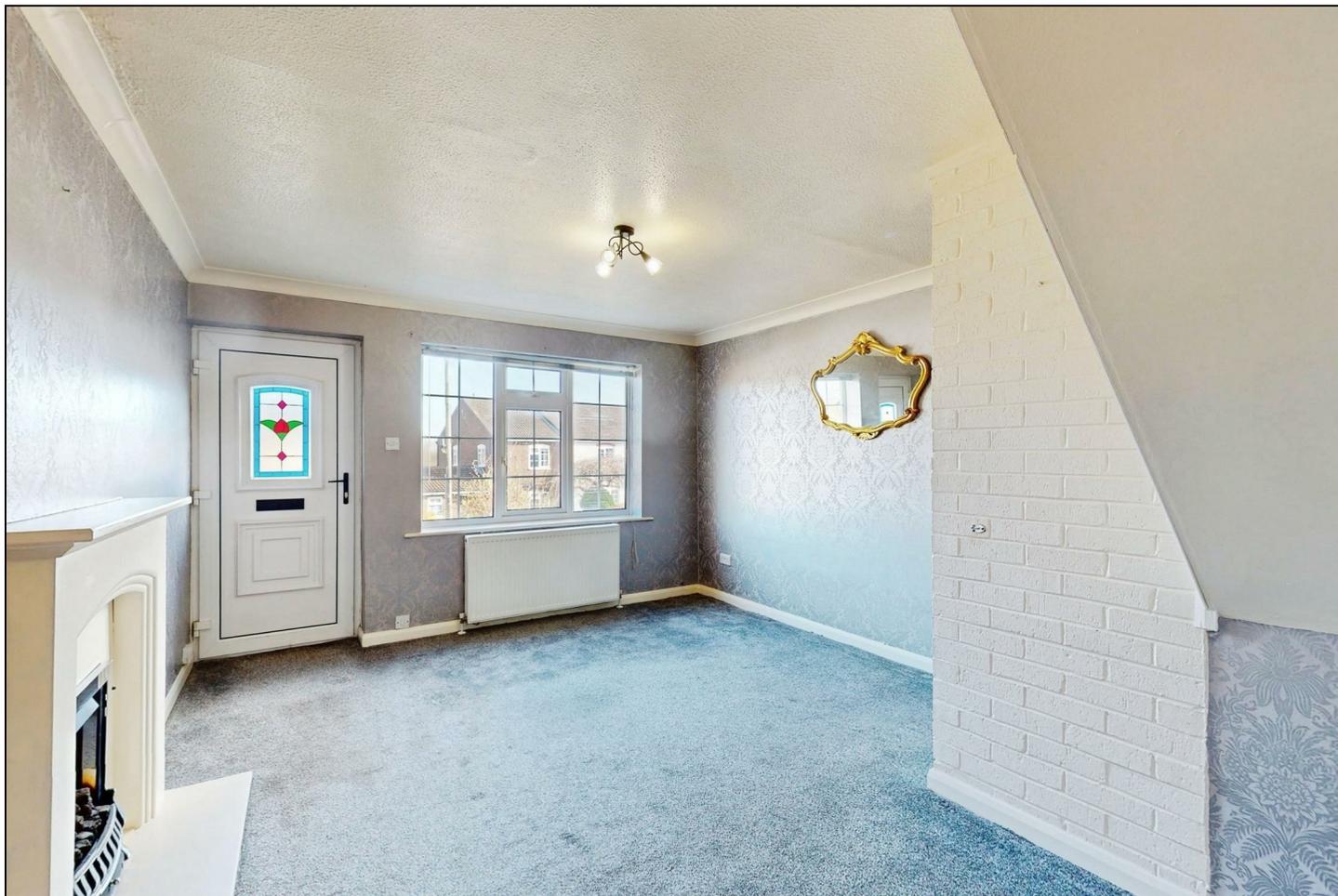
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KEY FEATURES

- TWO BEDROOM MID TERRACE HOUSE
- SPACIOUS LOUNGE & KITCHEN DINER
 - FRONT & REAR GARDEN
 - SPACE FOR A GARAGE
- CLOSE TO OTLEY TOWN CENTRE
 - EPC RATING D
- COUNCIL TAX BAND C
- NO ONWARDS CHAIN





DIRECTIONS

From our Hunters 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 Peterhouse Drive is a cul de sac on the left hand side. The property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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 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.

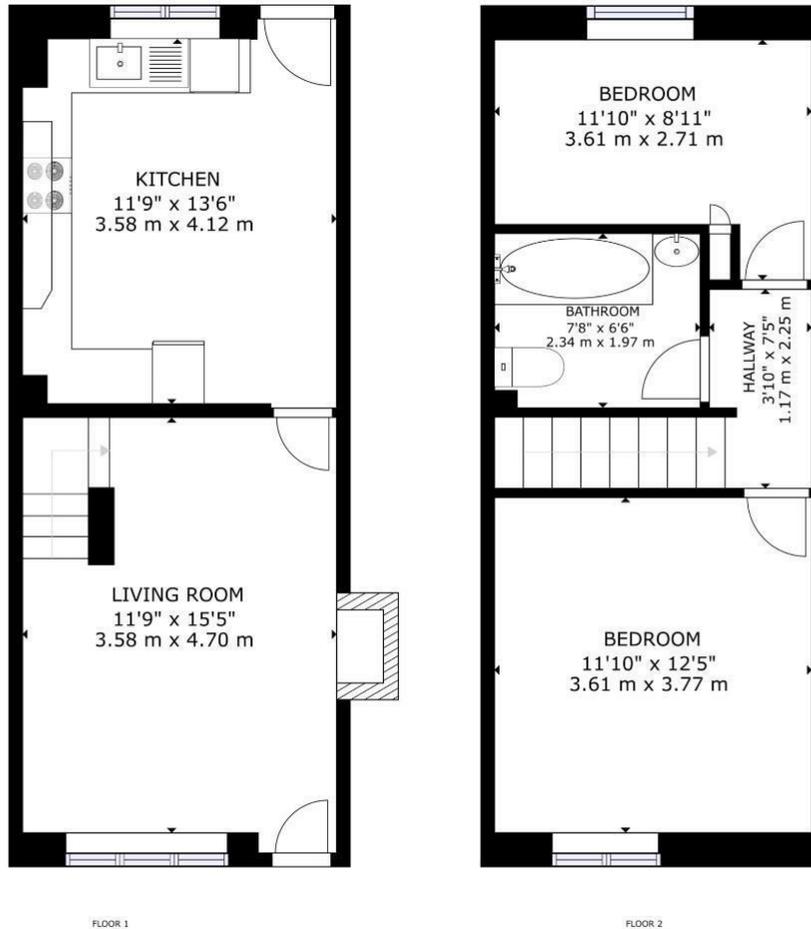
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

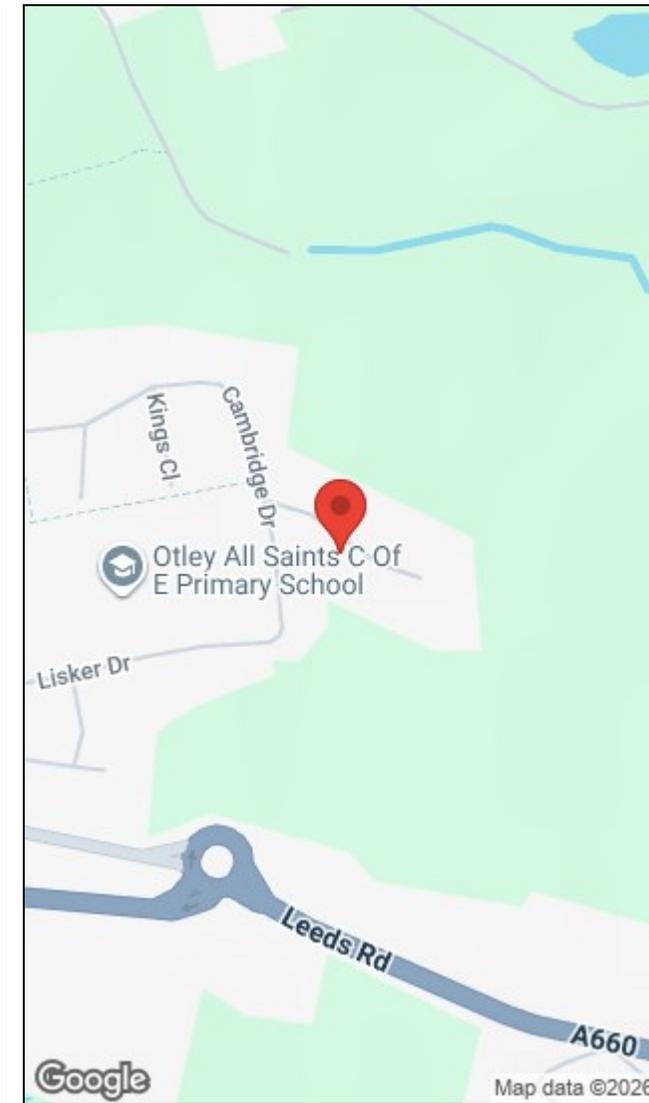




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 361 sq ft, 33.54 m², FLOOR 2: 365 sq ft, 33.87 m²
 TOTAL: 726 sq ft, 67.41 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

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