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HERE TO GET *you* THERE

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Richmond Terrace, Otley, LS21

£235,000



Stylishly presented throughout, this two double bedroom semi-detached house offers spacious accommodation and is located in a much sought after cul de sac location in Otley town centre. This impressive home, in brief, comprises, to the ground floor: a generous living room complete with cast iron wood burner, separate dining room and kitchen, and, to the first floor: two double bedrooms and contemporary bathroom. Externally, the property has great kerb appeal with a neat and low maintenance garden to the front and to the rear is a fully enclosed garden having lawn and paved patio seating area. An early viewing of this house, which is in a 'move in and unpack' condition, 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, 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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ACCOMMODATION

The property has UPVC sealed unit double glazing and gas fired central heating throughout.

GROUND FLOOR

Covered entrance with UPVC front entrance door, having opaque glass panel, leads into:-

LIVING ROOM

13'4" x 13'5"

Window to front elevation, radiator, exposed brickwork to one wall and within chimney breast, cast iron wood burning stove set into chimney breast, exposed floorboards.

DINING ROOM

13'10" x 9'3"

UPVC rear entrance door, having opaque glass panel, leads out to the rear garden, radiator, timber door to stone steps leading to the cellar, staircase, having open spindle timber balustrade and recessed storage cupboards at turn, leads up to the first floor, continuation of exposed floorboards.

Through to:-

KITCHEN

7'9" x 7'10"

Windows to rear and side elevations, continuation of exposed floorboards, range of fitted kitchen units at base and wall level having complementary granite worksurfaces and upstands, splashback tiling, undercounter lighting, space for cooker with granite splashback and extractor hood over, one and a half times stainless steel sink and drainer.

LOWER GROUND FLOOR

CELLAR

Useful cellar having space and plumbing for washing machine, gas meter and water meter.

FIRST FLOOR

LANDING

Opaque window to side elevation, open spindle timber balustrade, radiator.

BEDROOM ONE

8'3" x 12'8"

Window to front elevation, radiator.

BEDROOM TWO

8'4" x 9'3"

Window to rear elevation, radiator.

BATHROOM

5'3" x 8'2"

Part tiled having opaque window to side elevation, radiator, three piece bathroom suite comprising panelled bath having thermostatic shower over, wash hand basin set into vanity storage unit and low level WC, access hatch to loft which houses the combi boiler.

OUTSIDE

To the front of the house there is a pretty town garden which is paved with established shrub borders, and to the rear lies an enclosed garden, offering a good degree of privacy, mostly laid to lawn with a paved patio seating area.

DIRECTIONS

From our Hunters Otley offices in Kirkgate, continue to the traffic lights and turn left onto Westgate becoming Bradford Road. Turn left into Richmond Terrace and the property can be found on the left hand side identified by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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.

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.

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.

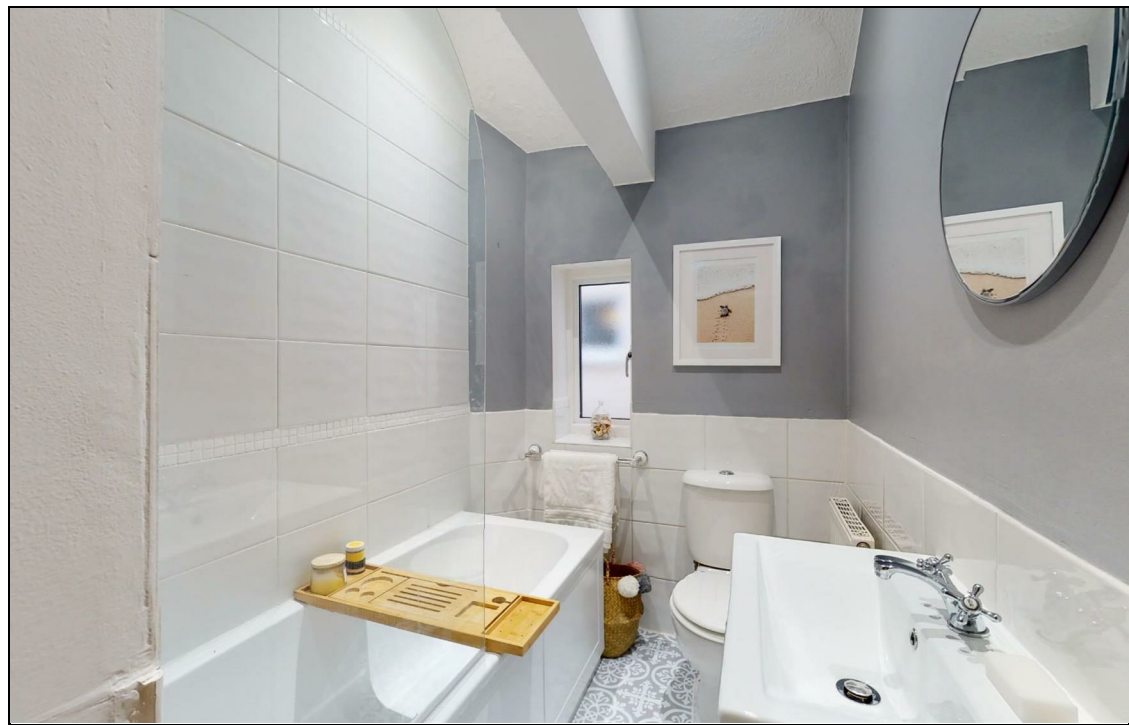


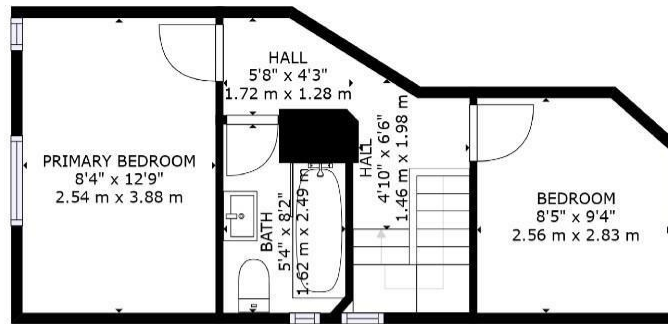
KEY FEATURES

- TWO DOUBLE BEDROOMS
- STYLISHLY PRESENTED THROUGHOUT
 - SEPARATE DINING ROOM
 - USEFUL CELLAR
- GARDENS FRONT AND REAR
- SOUGHT AFTER CUL DE SAC
- CENTRAL OTLEY LOCATION
 - EPC RATING D





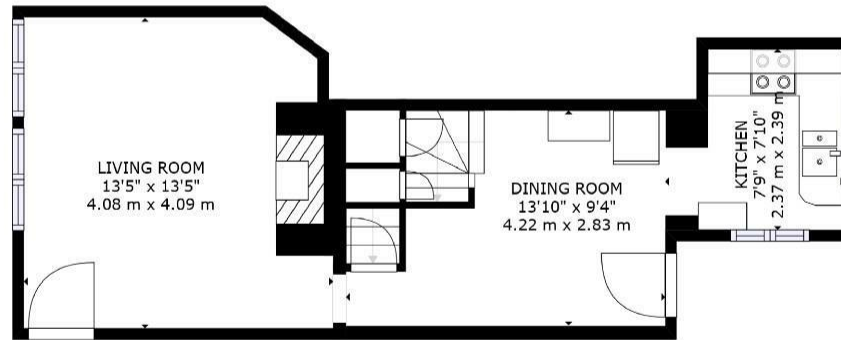




FLOOR 3



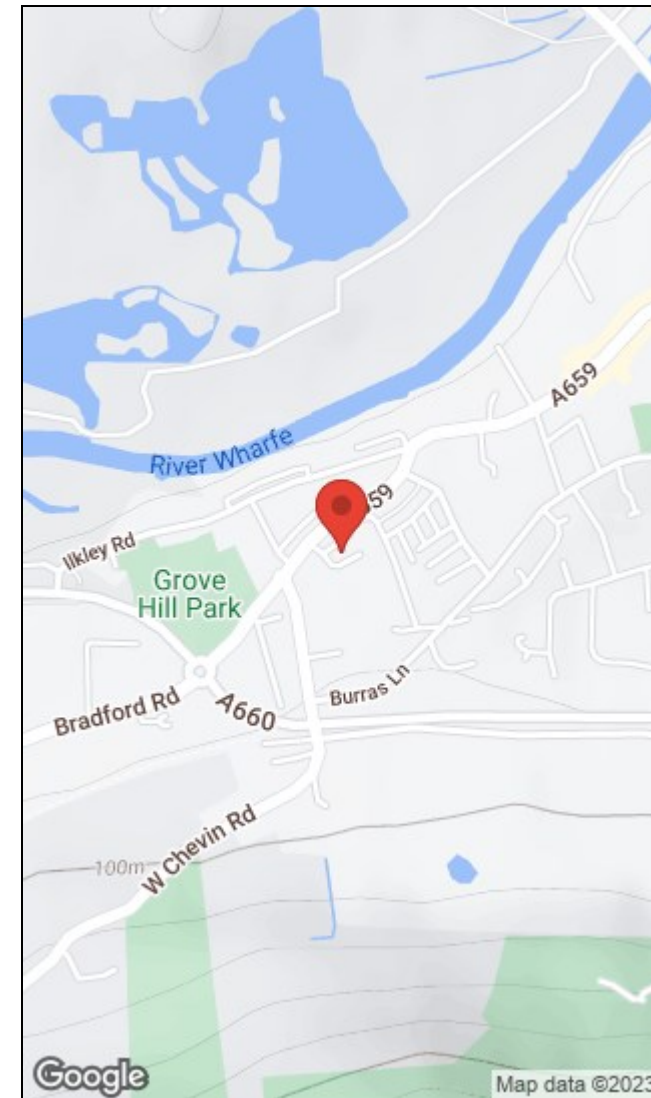
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 123 sq. ft, 11 m², FLOOR 2: 366 sq. ft, 34 m²
 FLOOR 3: 308 sq. ft, 29 m²
 TOTAL: 796 sq. ft, 74 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		