



HUNTERS[®]

HERE TO GET *you* THERE

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St. Davids Road, Otley, LS21

£515,000

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A beautifully presented five bedroom detached property extended to make a practical and versatile family home, and situated in a popular location. Arranged over two floors, from the entrance hall there is a light and airy living room and a utility area with a door leading to the integral single garage. The current owners have extended the property to create a fantastic and spacious open plan kitchen dining room with a cosy snug seating area to the side. Having a patio door to the rear garden and a roof lantern, the area boasts lots of natural light. In addition, there is a under the stairs WC. There are, to the first floor, five bedrooms, four of which are doubles, and a contemporary house bathroom. Externally, the property has gardens to front and rear. To the front of the property there is a generous driveway for several vehicles leading up to the single garage. To the rear of the property is a flat lawned garden ideal for families. Early viewings highly recommended for this perfect family home.

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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

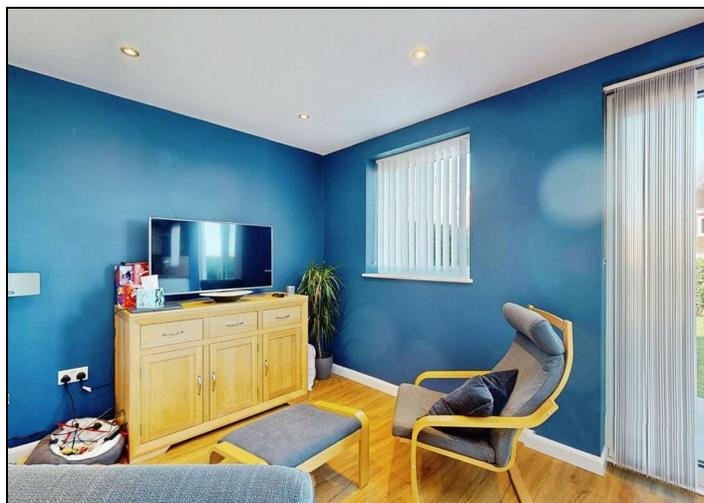
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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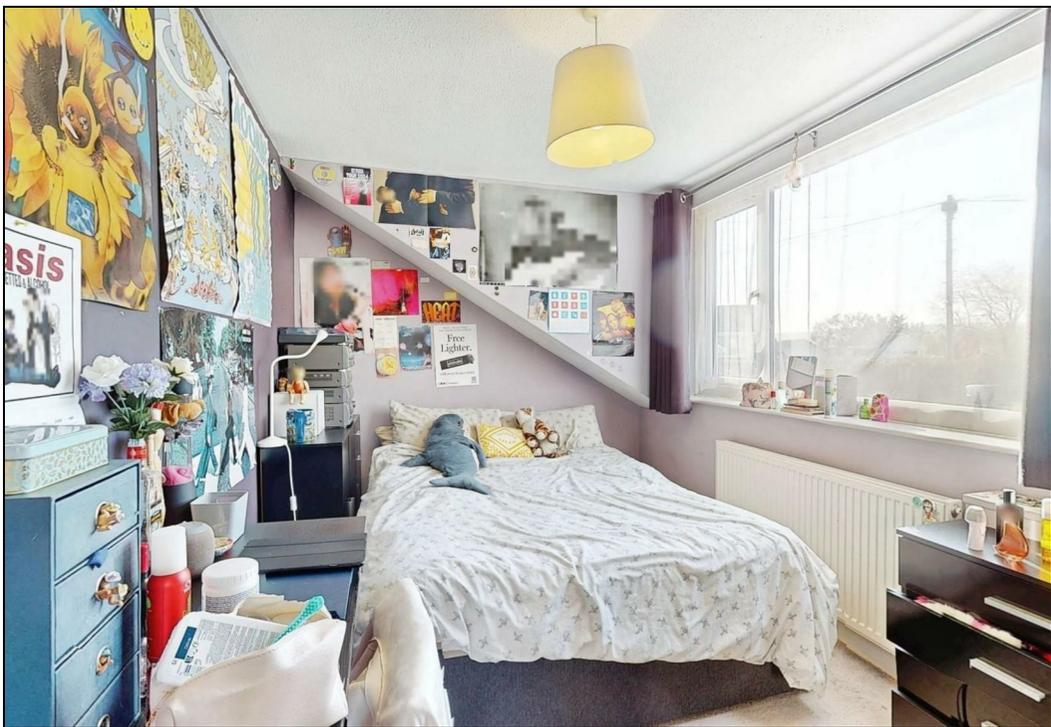


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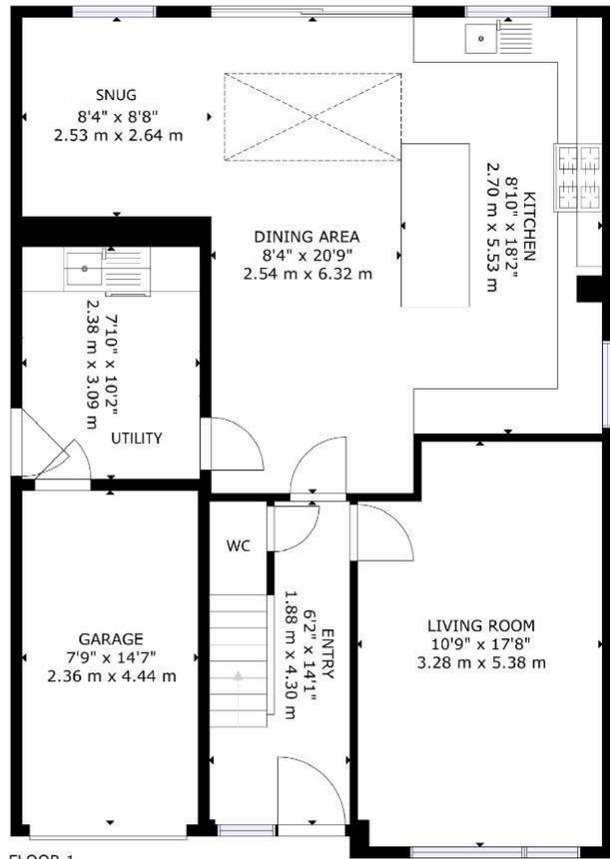
KEY FEATURES

- FIVE BEDROOM DETACHED FAMILY HOME
- GENEROUS SINGLE STOREY REAR EXTENSION
 - SPACIOUS KITCHEN DINING ROOM
 - FOUR DOUBLE BEDROOMS
 - SEPARATE UTILITY ROOM
 - INTEGRAL SINGLE GARAGE
 - FRONT & REAR GARDENS
 - PARKING FOR SEVERAL VEHICLES
 - EPC RATING D

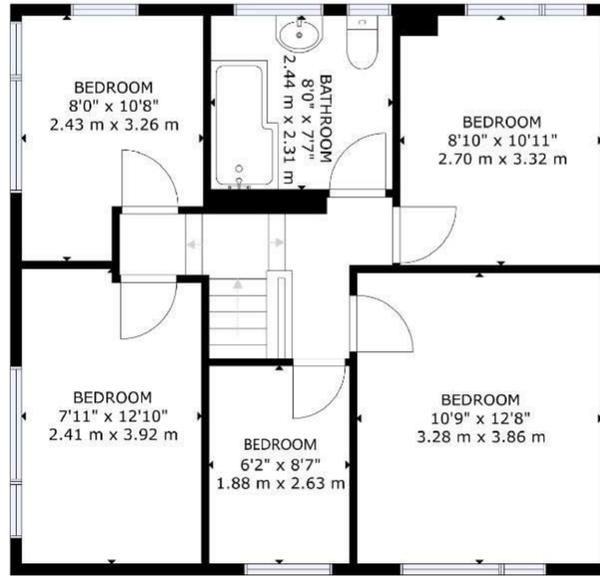








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 783 sq.ft, 73 m². FLOOR 2: 609 sq.ft, 57 m²
 EXCLUDED AREAS: GARAGE: 113 sq.ft, 10 m²
 TOTAL: 1392 sq.ft, 130 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed to the traffic lights and continue straight ahead across the River Wharfe. Proceed up Billams Hill, becoming Newall Carr Road. Turn left onto Carr Bank Bottom becoming St Richards Road, then take the first right onto St. Davids Road. Continue along St. Davids Road as it goes up the hill and bears left. The property can be found on the left hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, Leeds City Council

ADDITIONAL SERVICES

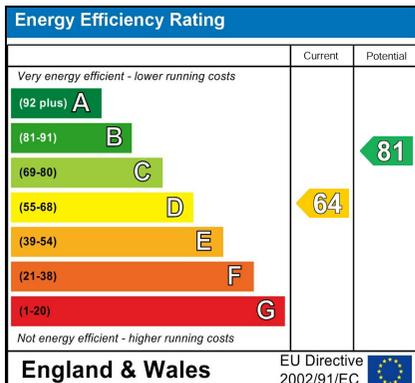
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 170 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest 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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