



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Milner Bank, Otley

£295,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

A stylishly presented three bedroom semi-detached house located within a tucked away cul de sac in a highly regarded and popular residential area towards the western end of Otley, with Menston's train station just over a mile away and countryside walks from the doorstep. The accommodation briefly comprises, to the ground floor, a light entrance hall open plan with the dining room, a good size kitchen created by the extension to the rear of the property, and a spacious living room. To the first floor there are two double bedrooms, a single bedroom and house bathroom. Externally the property benefits from having a driveway providing off street parking, a low maintenance rear garden, and a single garage. A fantastic opportunity to acquire a lovely home and an early viewing is 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

UPVC side entrance door, having decorative glass panel, leads into:-

## ENTRANCE HALL

6'0" x 6'3"

Having frosted window to side elevation, staircase leading up to the first floor, door to useful understairs storage cupboard, painted floorboards.

Open plan with:-

## DINING ROOM

10'4" x 9'10"

Radiator, door to storage cupboard, window overlooking kitchen, continuation of painted floorboards.

Archway through to:-

## KITCHEN

9'7" x 15'5"

Windows to rear and side elevations, UPVC rear entrance door having glass panels, two Velux windows to side elevation, radiator, inset ceiling spotlights, range of fitted kitchen units at base and wall level having complementary worksurfaces and splashback tiling, eye level stainless steel double electric oven and grill, four ring ceramic hob with integrated extractor hood over, space for integral washing machine, space and plumbing for dishwasher, one and half times sink and drainer, wall cabinet housing gas fired combi boiler.

## LIVING ROOM

12'7" x 15'7"

Bay window to front elevation, additional smaller window to front elevation, radiator, picture rail, living flame gas fire with timber fire surround and slate hearth.

## FIRST FLOOR

## LANDING

9'5" x 2'6"

Opaque window to rear elevation, access hatch to loft.

## BEDROOM ONE

13'2" x 10'4"

Bay window to front elevation, radiator, mirror fronted fitted wardrobes to one wall.

## BEDROOM TWO

10'6" x 7'4"

Window to rear elevation, radiator, mirror fronted fitted wardrobes.

## BEDROOM THREE

10'5" x 4'11"

Window to rear elevation, radiator.

## BATHROOM

7'5" x 4'11"

Fully tiled having opaque window to side elevation, wall mounted chrome ladder style radiator, door to useful overstairs cupboard, four piece bathroom suite comprising bath, walk-in shower cubicle with thermostatic shower, pedestal wash hand basin and low level WC.

## OUTSIDE

To the front of the house there is a tarmac driveway, having mature shrub borders, offering off street parking for at least two vehicles. The driveway continues along the side of the house and lead to a single garage with timber doors, side entrance, window, power and lighting. To the rear of the house is a garden with lawn and paved patio seating area.

## DIRECTIONS

From our Hunters offices on Kirkgate, Otley, proceed along Kirkgate to the traffic lights. Turn left at the traffic lights onto Westgate. Proceed along Westgate becoming Bradford Road. At the roundabout go straight ahead and continue on Bradford Road. Milner Bank is cul de sac on the left hand side, a short distance past the Renault Garage. When you turn into Milner Bank, turn left again 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 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.

## LETTINGS \* INVESTMENT \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service 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.

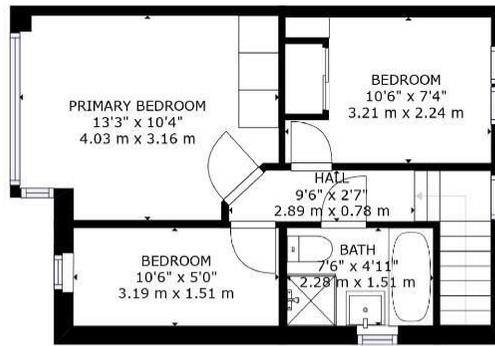
## KEY FEATURES

- THREE BEDROOMS
- EXTENDED SEMI-DETACHED HOUSE
- STYLISHLY PRESENTED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND AMPLE DRIVEWAY  
PARKING
- POPULAR OTLEY LOCATION
- EPC RATING D

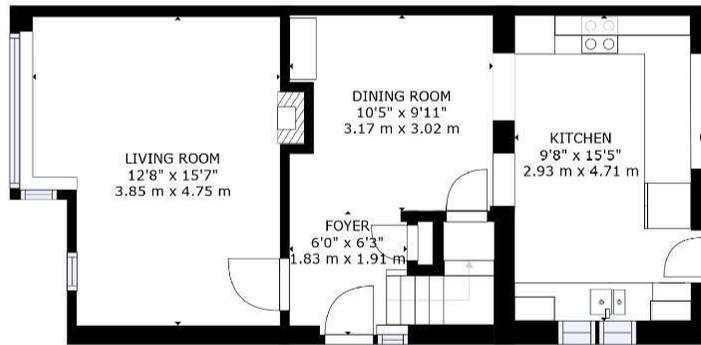






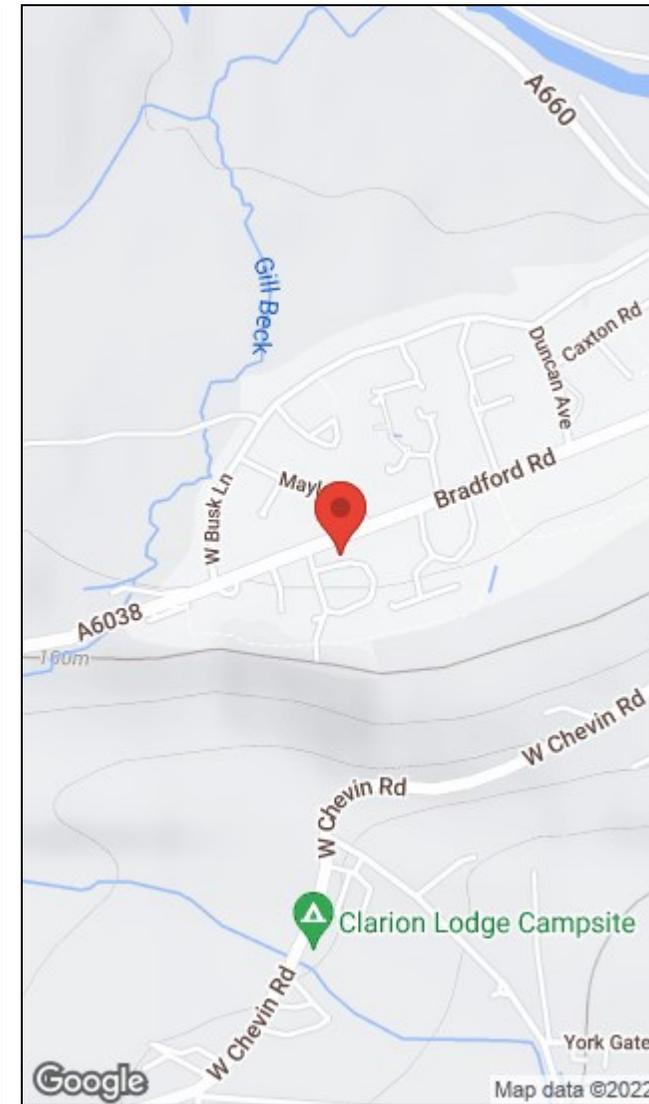


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 522 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 360 sq. ft, 33 m<sup>2</sup>  
 TOTAL: 882 sq. ft, 82 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>57</b>	<b>77</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>62</b>	<b>64</b>
EU Directive 2002/91/EC	

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