



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

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# Myerscroft, Otley, LS21

£265,000

**HUNTERS**<sup>®</sup>  
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This two bedroom semi detached house is located centrally within the market town of Otley. The accommodation is deceptively generous throughout and briefly comprises entrance porch and hallway, living room and kitchen to the ground floor, and two double bedrooms and bathroom to the first floor. Externally, there is a paved garden to the rear of the house offering views of Otley Chevin, and to the side the garage has now been insulated and converted to create additional versatile living space. There still remains scope to develop the property further to create a side and rear extension (subject to planning and building regulations). A fantastic opportunity to acquire a property with great potential and therefore an early viewing would be 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.

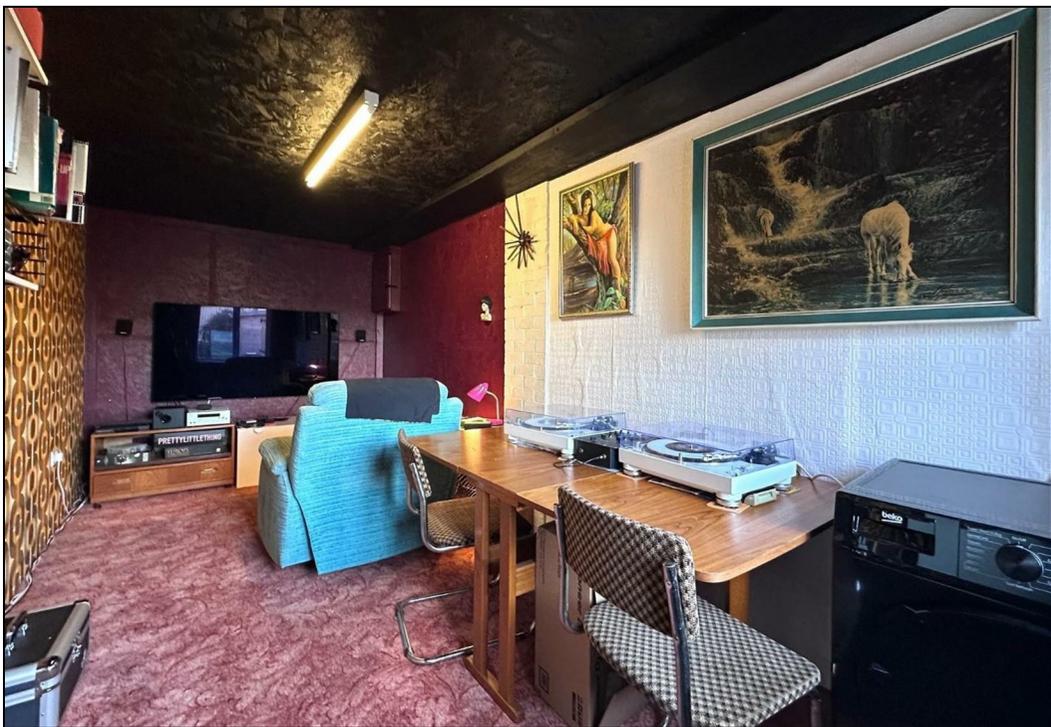
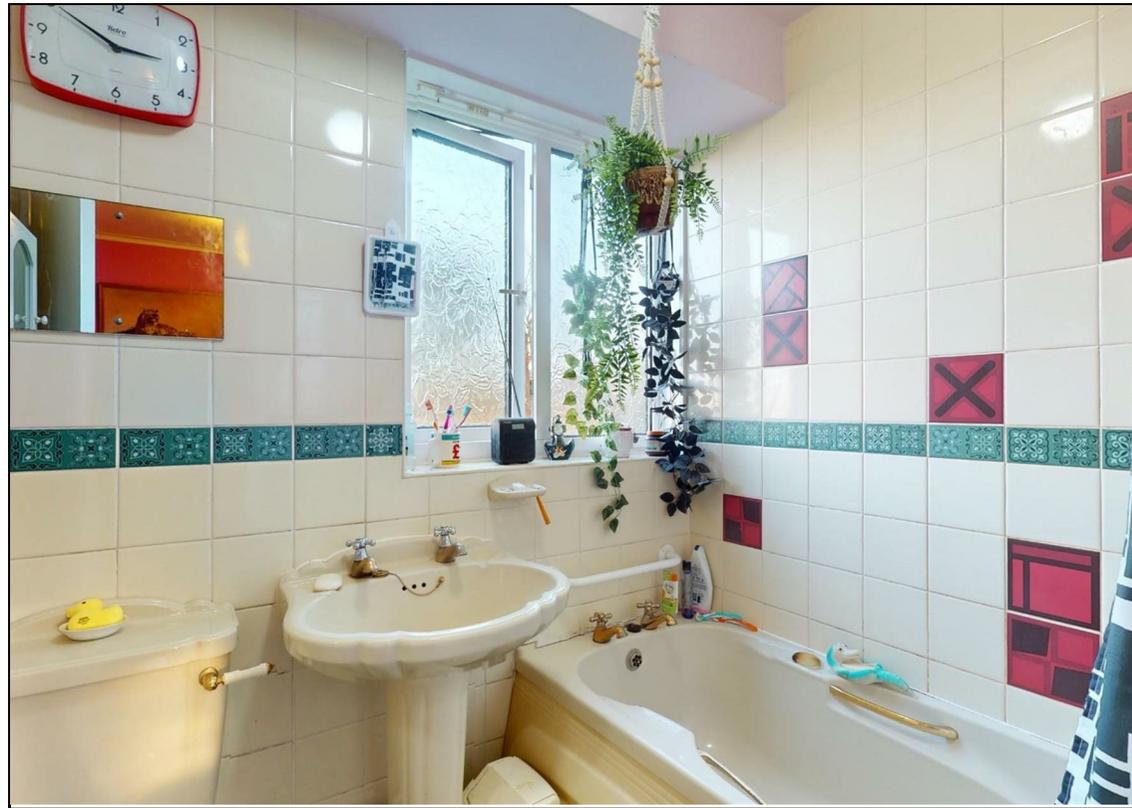
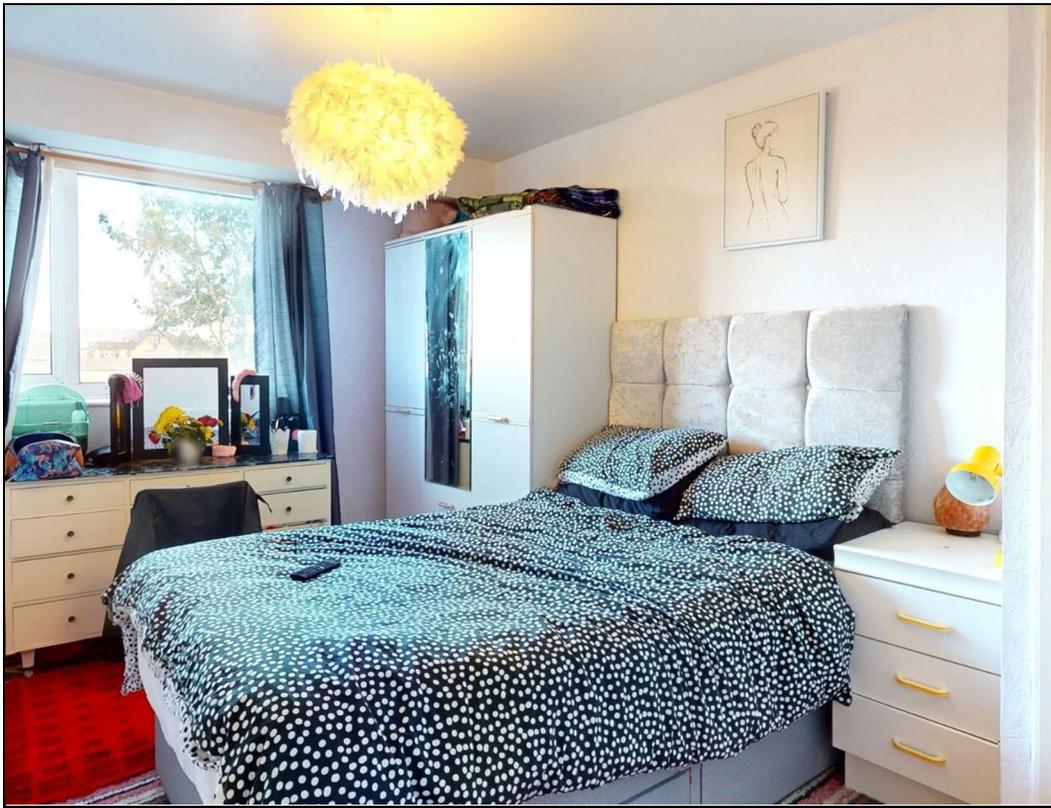
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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## KEY FEATURES

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- CONVERTED GARAGE
- PAVED REAR GARDEN
- OTLEY TOWN CENTRE LOCATION
  - EPC RATING E
- SCOPE FOR FURTHER DEVELOPMENT (SUBJECT TO PLANNING & BUILDING REGS)

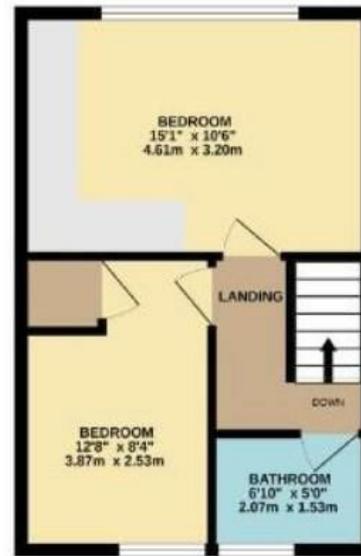




GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here, not being listed unless guaranteed, are to their condition as a 'best energy care' is given.  
Made with ARCHICAD 19.0.022

**DIRECTIONS**

From our Hunters Otley offices on Kirkgate, turn right onto Burras Lane then immediately left onto Station Road. About halfway up on the left hand side turn into Myerscroft, continuing to the end where the road bends to the right. The property can be then be found on the left hand side.

**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.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band A , 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.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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