



HUNTERS®

HERE TO GET *you* THERE

Maylea Drive, Otley, LS21

Offers In The Region Of £244,950



Three bedroom semi detached property set on a corner plot in a popular residential area of Otley, close to the town centre and all its amenities. In addition to the main house, there is an outbuilding to the side which has the potential to be converted into a side extension (subject to planning). The accommodation briefly comprises: a large entrance hallway, a through living room/dining room and a kitchen with walk in pantry. To the first floor, there are three bedrooms and the house bathroom. The garden to the front and side of the property is hardscaped for easy maintenance and there is a tiered garden to the rear.

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

otley@hunters.com | www.hunters.com

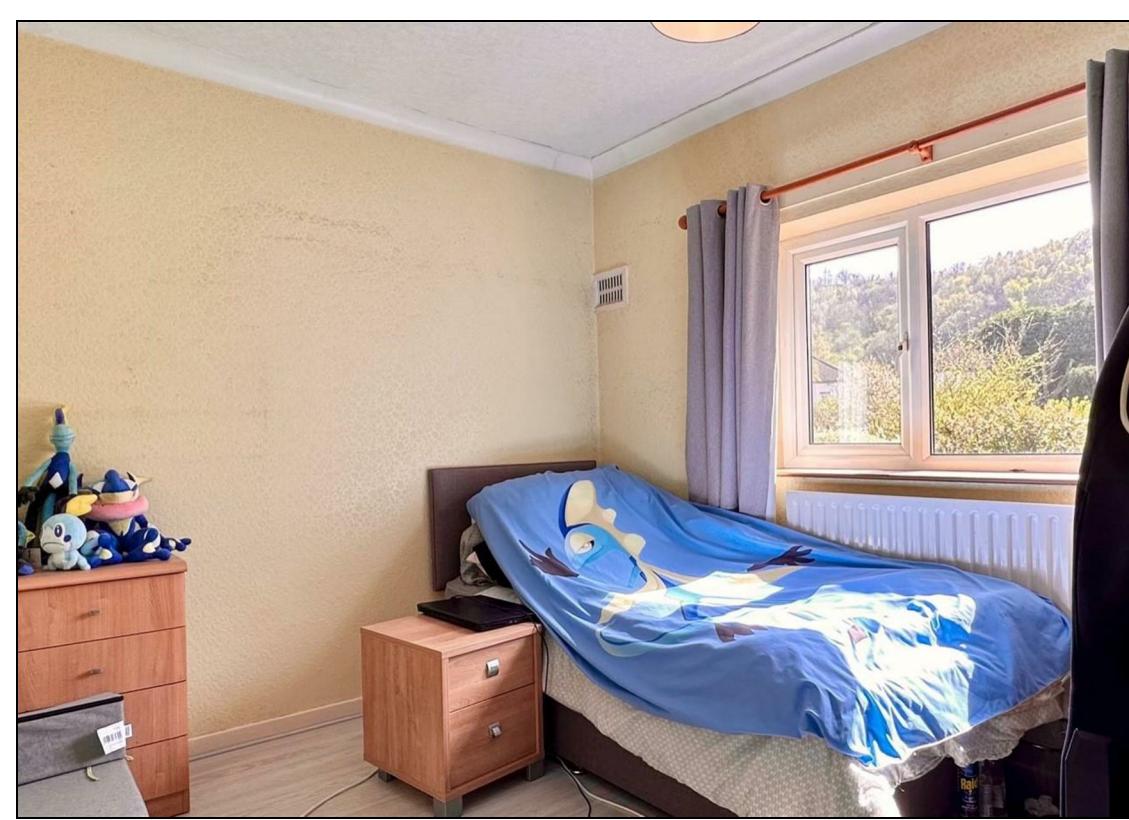


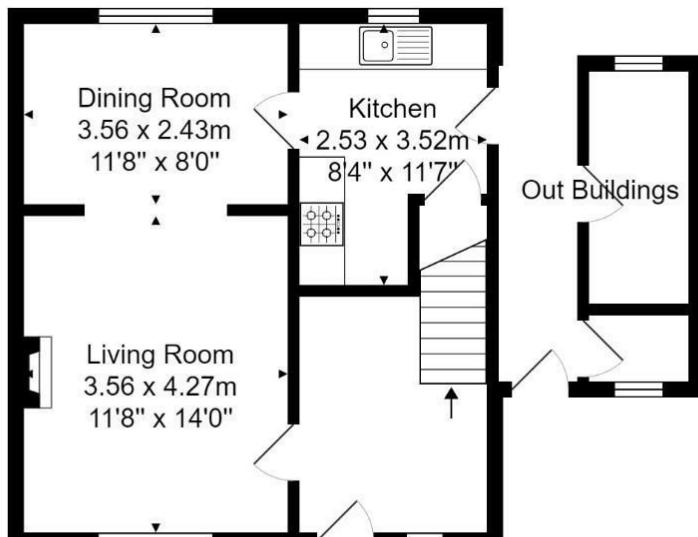
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KEY FEATURES

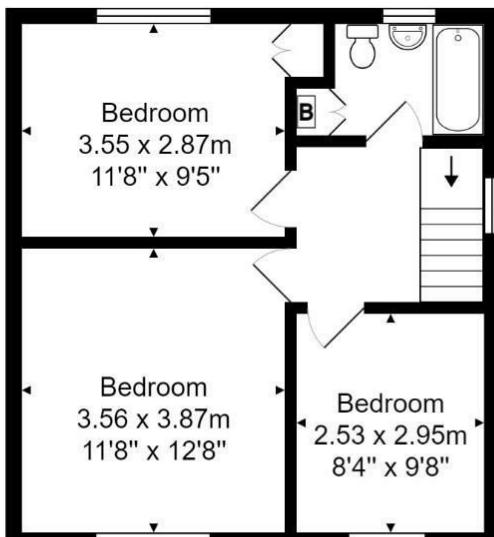
- THREE BEDROOM SEMI DETACHED
- FURTHER DEVELOPMENT POTENTIAL
 - CORNER PLOT
 - LINKED OUTBUILDING
- THROUGH LIVING / DINING ROOM
- CLOSE TO OTLEY AMENITIES
- EPC RATING D







Ground Floor



First Floor

Total Area: 85.7 m² ... 922 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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DIRECTIONS

From our Hunters Otley offices on Kirkgate, proceed along Kirkgate to the traffic lights. At the traffic lights turn left onto Westgate. Proceed along Westgate until you reach the roundabout. When you reach the roundabout take the second exit onto Bradford Road. Proceed along Bradford Road before turning right onto Maylea Drive. The property will be on your left hand side and can be identified by our For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council.

AADDITIONAL 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

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) A		81
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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