



HUNTERS[®]
HERE TO GET *you* THERE

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Rumplecroft, Otley, LS21

£240,000

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A three bedroom semi detached family home in a popular residential area of Otley, with far reaching southerly views across Otley and The Chevin. Well presented throughout, the accommodation briefly comprises welcoming entrance hall leading to the galley kitchen, and the through living room has plenty of natural light and leads into the dining area. To the first floor, there are three bedrooms, two of which are doubles, and a modern house bathroom. Externally, there is a tiered flagstone patio garden to the rear and there is a separate single garage for parking. Viewing is highly recommended to fully appreciate the accommodation being offered.

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. Close by there are delightful countryside walks, parks and bike rides.

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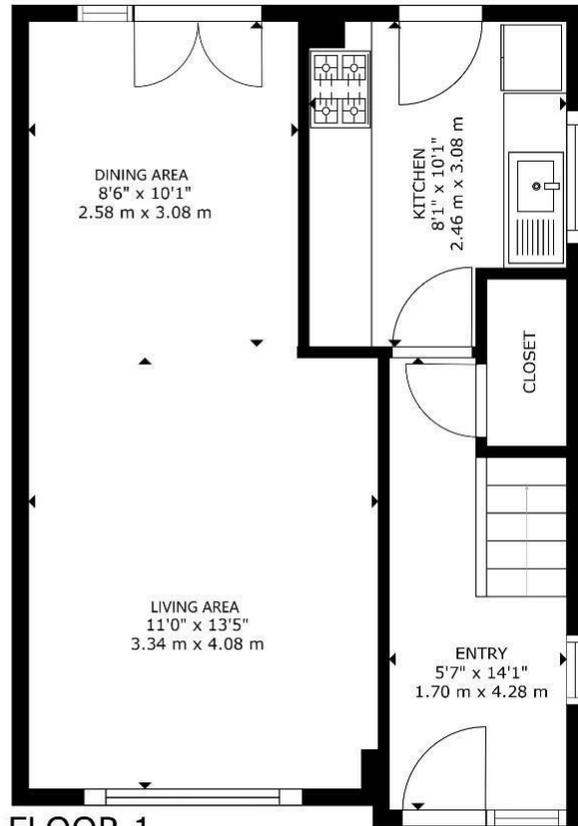


KEY FEATURES

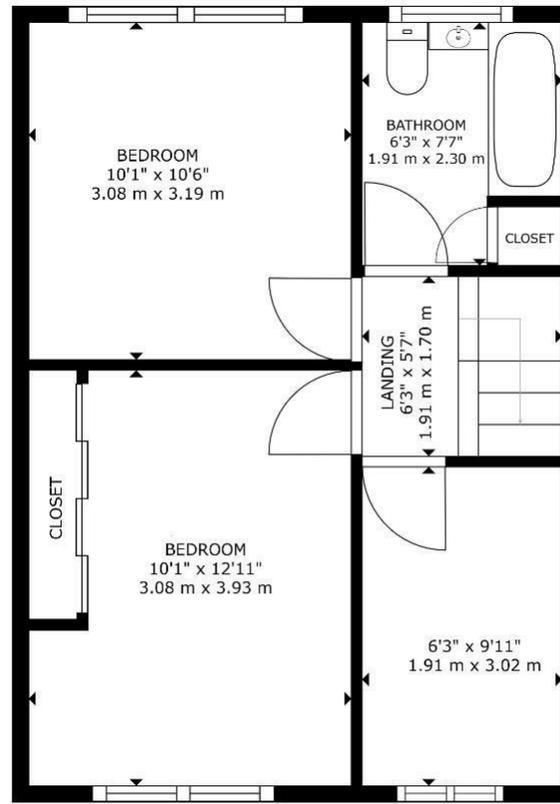
- THREE BEDROOM SEMI DETACHED
- THROUGH LIVING / DINING ROOM
 - GALLEY KITCHEN
 - FABULOUS FAR REACHING VIEWS
 - CUL DE SAC LOCATION
 - SEPARATE SINGLE GARAGE
- LOW MAINTENANCE FRONT & REAR GARDENS
 - NO ONWARDS CHAIN
 - EPC RATING D







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 406 sq. ft, 37 m², FLOOR 2: 396 sq. ft, 36 m²
 TOTAL: 801 sq. ft, 74 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. Follow the road, continuing onto Rumpelcroft as the road bends to the right. The property can be found on the right hand side and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	59
(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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