



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 4  2  2  

# Northwell Gate, Otley, LS21

£310,000

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

Stylishly presented throughout, this four/five bedroom end of terrace house offers flexible accommodation and is located on the northern side of Otley. Having been extended and re-configured by the current owners, this impressive family home, in brief, comprises, to the ground floor: a welcoming entrance, generous living room complete with cast iron stove, a truly stunning open plan kitchen dining room with bi-fold doors out to the rear garden, and an office/snug incorporating a shower room which would be ideal as a guest bedroom. To the first floor, there are two double bedrooms, two single bedrooms, one currently being used as a dressing room, and modern bathroom. Externally, the property has great kerb appeal with neat and low maintenance gardens to the front and rear, the rear garden having a useful summerhouse. An early viewing of this lovely house, which is in a 'move in and unpack' condition, is highly 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.

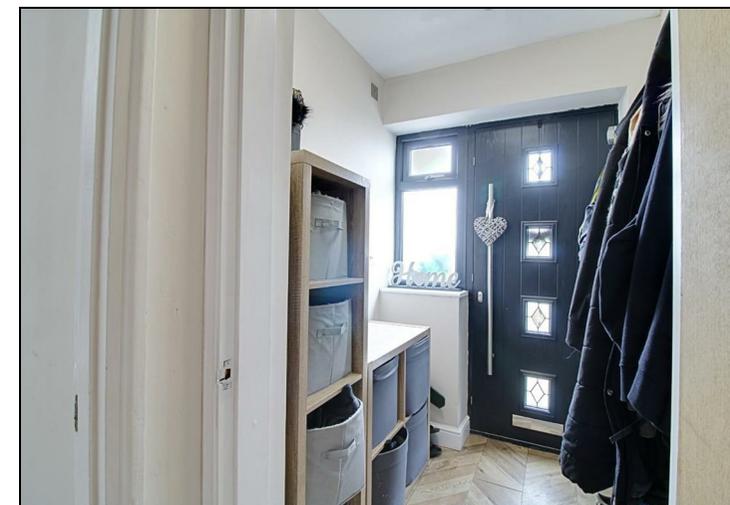
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## KEY FEATURES

- FOUR/FIVE BEDROOMS
- END OF TERRACE HOUSE
- STUNNING OPEN PLAN KITCHEN DINER
  - TWO BATHROOMS
- IMMACULATE THROUGHOUT
  - USEFUL SUMMERHOUSE
  - GENEROUS REAR GARDEN
    - EPC RATING C
    - FREEHOLD
- COUNCIL TAX BAND B

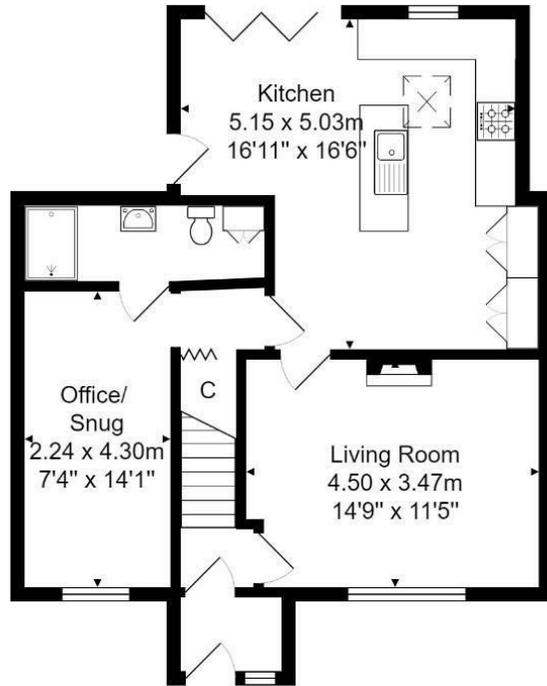




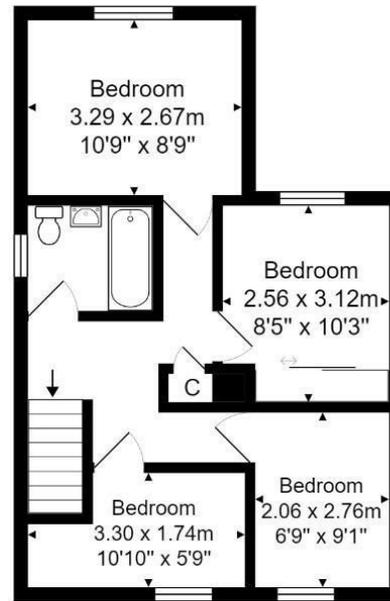








Ground Floor



First Floor

Total Area: 104.3 m<sup>2</sup> ... 1123 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

**DIRECTIONS**

From our offices on Hunters Otley offices on Kirkgate, proceed to the traffic lights and go straight ahead continuing over the river. Continue up Billams Hill, then turn left onto Weston Lane. After approximately one mile, turn right and then at the T junction, turn left onto Weston Drive. Turn right into Northwell Gate and the house can be found on the right hand side.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band B, 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.

**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(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>England &amp; Wales</b>	EU Directive 2002/91/EC		

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