



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

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# Wrenbeck Close, Otley, LS21

£400,000



A deceptively spacious three bedroom detached home situated in a popular residential location with great views towards Otley. The property has double glazing throughout and offers light and spacious accommodation: on the ground floor, there is a welcoming entrance hall, the living room, a dining room with patio doors leading to the courtyard garden, the kitchen, a bathroom, a double bedroom and a room which has the staircase leading to the first floor which could be used as a home office. On the first floor there are two double bedrooms, a useful storage area and a further bathroom. Accessed from the outside there is a spacious basement storage space. Externally, the property benefits from being positioned on a generous corner plot; there are lawned gardens to the front, driveway parking to the side, and the courtyard garden and the single garage to the rear. The property comes to the market with no onwards chain.

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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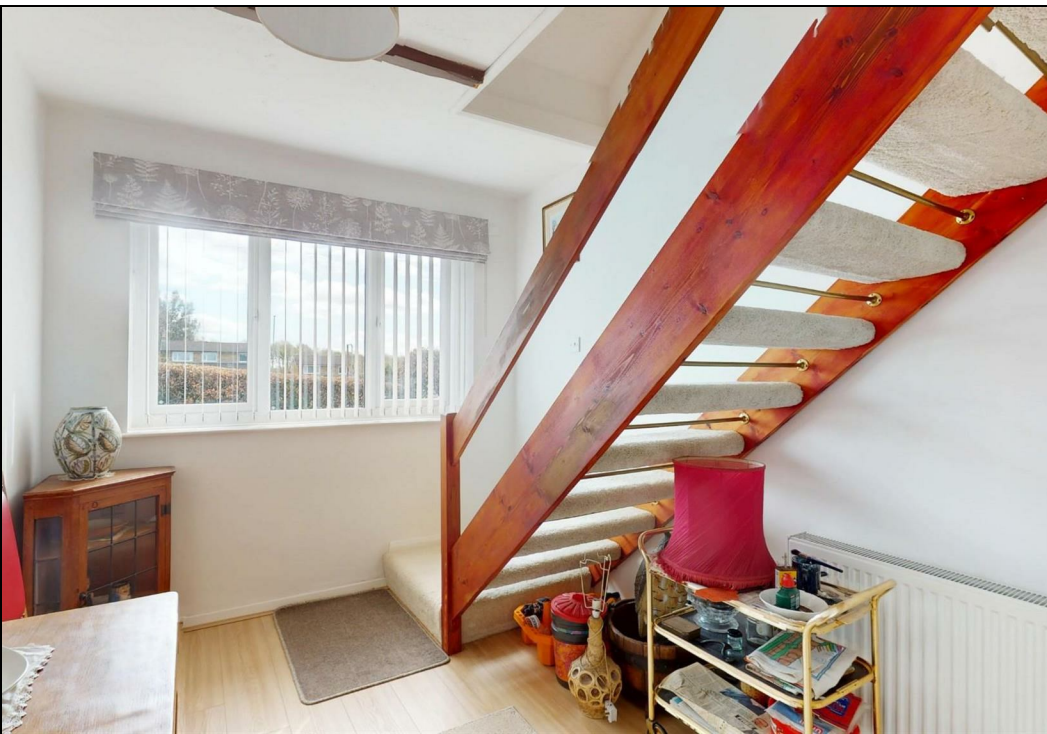
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- THREE BEDROOM DETACHED PROPERTY
- SET OVER THREE LEVELS (INCLUDING THE BASEMENT)
- GROUND FLOOR & FIRST FLOOR BATHROOMS
  - LAWNED GARDEN AND COURTYARD GARDEN TO THE REAR
- SINGLE GARAGE AND DRIVEWAY PARKING FOR SEVERAL VEHICLES
  - GROUND FLOOR BEDROOM
  - BASEMENT STORAGE
- GREAT VIEWS TOWARDS THE CHEVIN
  - NO ONWARDS CHAIN
  - EPC RATING D







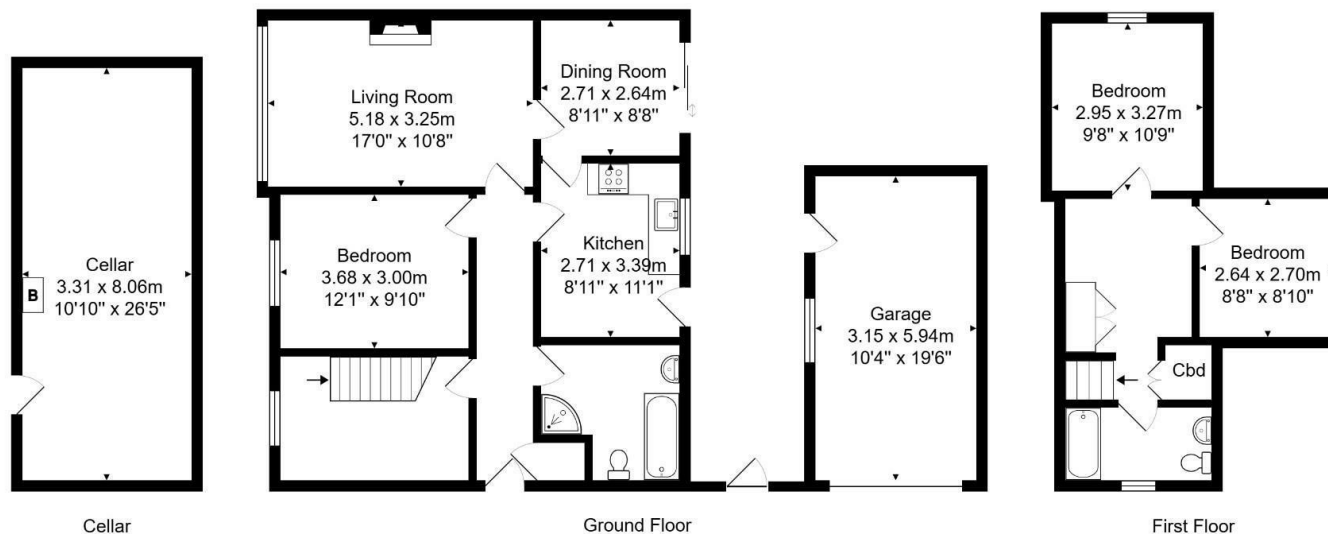












Total Area: 148.7 m² ... 1601 ft²

## DIRECTIONS

From our Hunters Otley offices on Kirkgate, follow the road down to the main lights. Proceed through the lights, around Manor Square and continue along Bridge Street. Cross over the river and then take the first turning on the right into Farnley Lane. As you start to go up a steeper incline and just before it become more rural turn left onto Wrenbeck Drive. At the the T junction turn right and then immediately left onto Wrenbeck Close. The property can be found on the corner of Wrenbeck Drive and Wrenbeck Close.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band D, Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

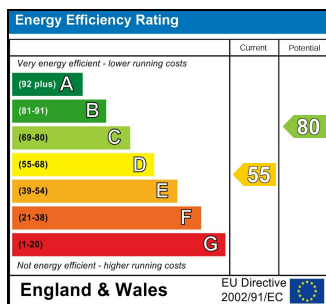
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.

## 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.



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