



HUNTERS[®]
HERE TO GET *you* THERE

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Maylea Drive, Otley, LS21

£350,000



A three bedroom semi-detached property providing a fantastic opportunity for anyone looking to buy a well positioned home that offers flexibility and scope to extend (subject to planning). The properties current layout consists of a small but useful entrance porch that leads into an entrance hallway, a reception room to the front of the house, and a lovely bright open plan kitchen that flows into a second living space and depending on the buyers needs, this could be used as a lounge, dining room or office /play room. In addition there is a lean-to providing a downstairs WC, storage and convenient access to the garage. Upstairs, there are two double bedrooms and one smaller bedroom and a modern house bathroom with a substantial walk-in shower. Outside there is a very attractive well established garden to the rear with views of Otley Chevin, a larger than normal driveway and a garage. In summary, the generous outdoor space, the versatile layout and significant potential to extend, this home is a fantastic opportunity for a family looking for a home in a well sought after location.

Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. 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. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

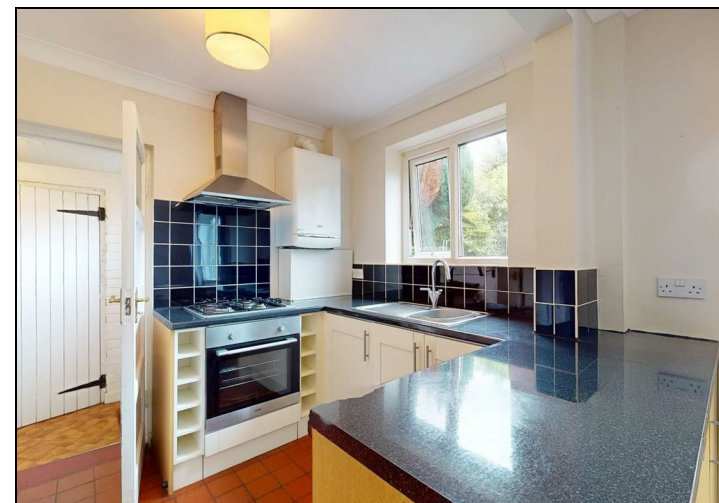
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



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KEY FEATURES

- THREE BEDROOM SEMI-DETACHED WITH SIGNIFICANT SCOPE TO EXTEND
- BEAUTIFUL GARDEN WITH VIEWS OF THE CHEVIN
 - LARGE DRIVEWAY
 - GARAGE
- SOUGHT AFTER LOCATION
 - QUIET CUL-DE-SAC
- NEAR OTLEY GOLF COURSE
 - EPC RATING D







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 at the top of the cul-de-sac and can be identified by our For Sale board.

AGENTS NOTES

Tenure: Freehold.

Council Tax Band C, Leeds City Council

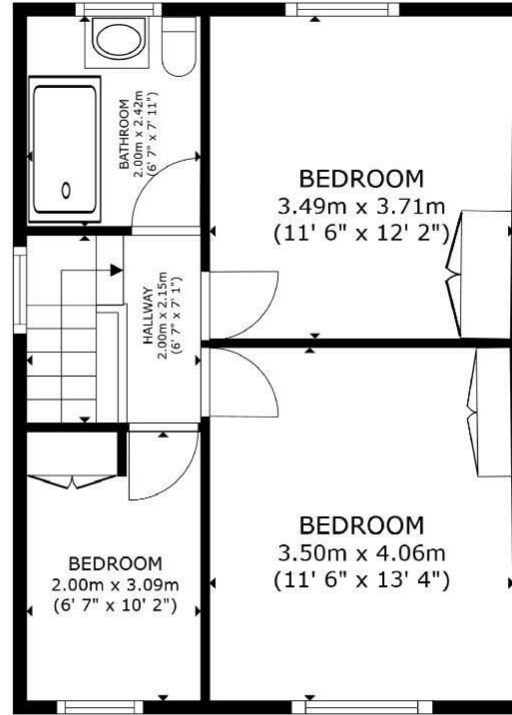
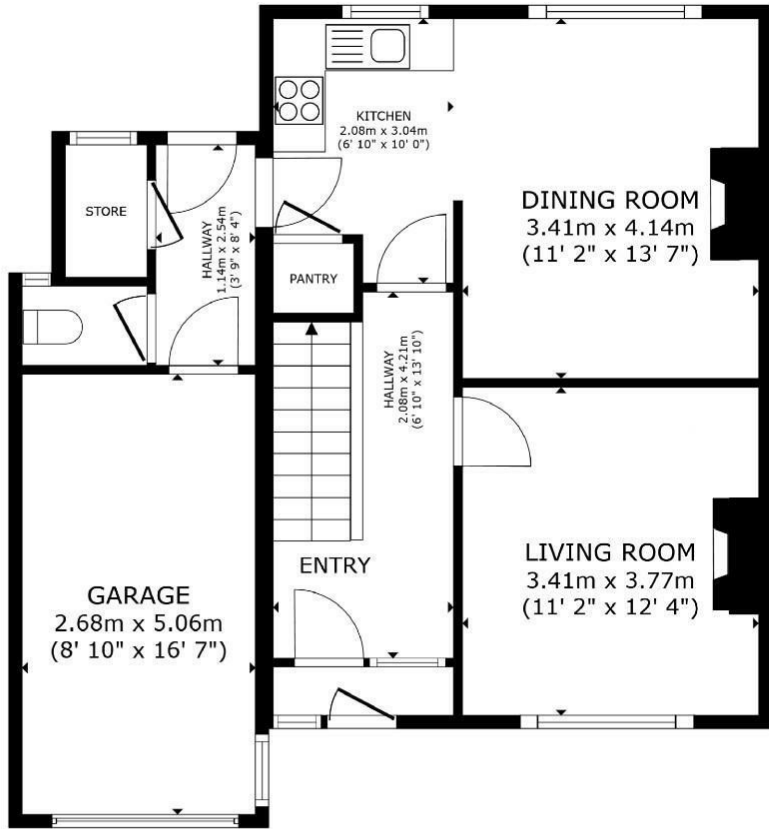
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

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.

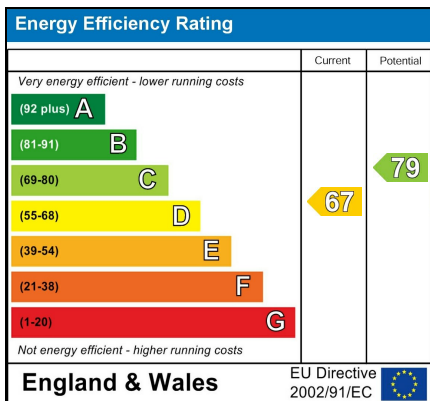
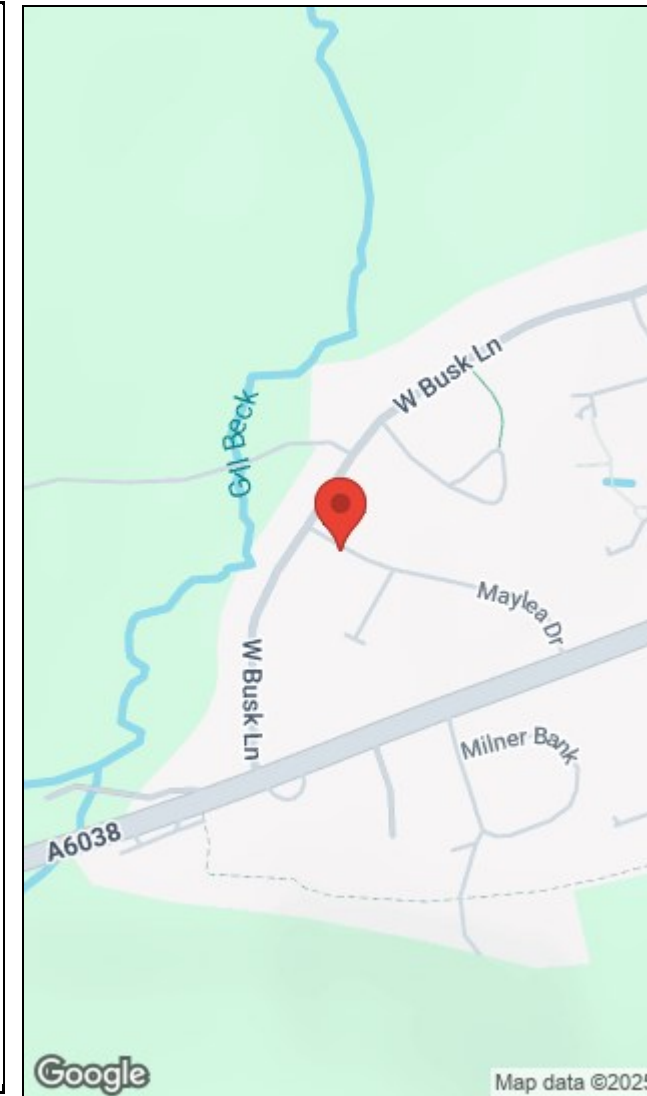


DISCLAIMER

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.



GROSS INTERNAL AREA
 FLOOR 1 52.3 m² (563 sq. ft.) FLOOR 2 43.9 m² (473 sq. ft.)
 EXCLUDED AREAS : GARAGE 13.6 m² (146 sq. ft.)
 TOTAL : 96.2 m² (1,035 sq. ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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