

HUNTERS[®]

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Otley Old Road

Cookridge, LS16 6HH

O.I.R.O £490,000



135 Otley Old Road

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Otley Road is a stunning, large, 4 bedroom semi-detached family home with magnificent proportions. Located in the centre of Lawnswood, West Park, and walking distance to the deli's and restaurants of Adel this impressive and imposing property offering spacious living accommodation, both inside and out. Showcasing some splendid original period features, the current owners have maintained and preserved them for nearly 50 years.

Being close to Cookridge Hall, the property is perfect for people who enjoy golf, swimming and relaxation alike! Situated close to some lovely local walks in nearby Golden Acre Park and close to local schools and travel links also.

Located on the top floor, the Master room has a dormer window enjoying far reaching views to the rear, and there's plenty of eaves storage. It's very bright as plenty of natural light flows in – a most peaceful retreat for the Master room. The first floor has two large double bedrooms, both with plenty of fitted wardrobes and a fourth bedroom which is an ideal for a study or children's room. The spacious family bathroom is modern and has a four-piece suite. All rooms are very well presented and it's clear to see upon inspection that the property has been cared for and well maintained.

Downstairs, the grand entrance hallway has an under stairs store cupboard and leads to the dining room, drawing room and living room. There's plenty of living space across three reception rooms, and the elegant drawing room has an original fireplace and a lovely bay window with doors that open onto the pleasant rear garden, which is an absolute sun

trap in the warmer months.

The living room also showcases many period features including the original fireplace, and the current owners have had bespoke made bookcases to match – a wonderful feature of this elegant room. The kitchen is situated at the rear of the property.

Viewing highly recommend!



Road Map



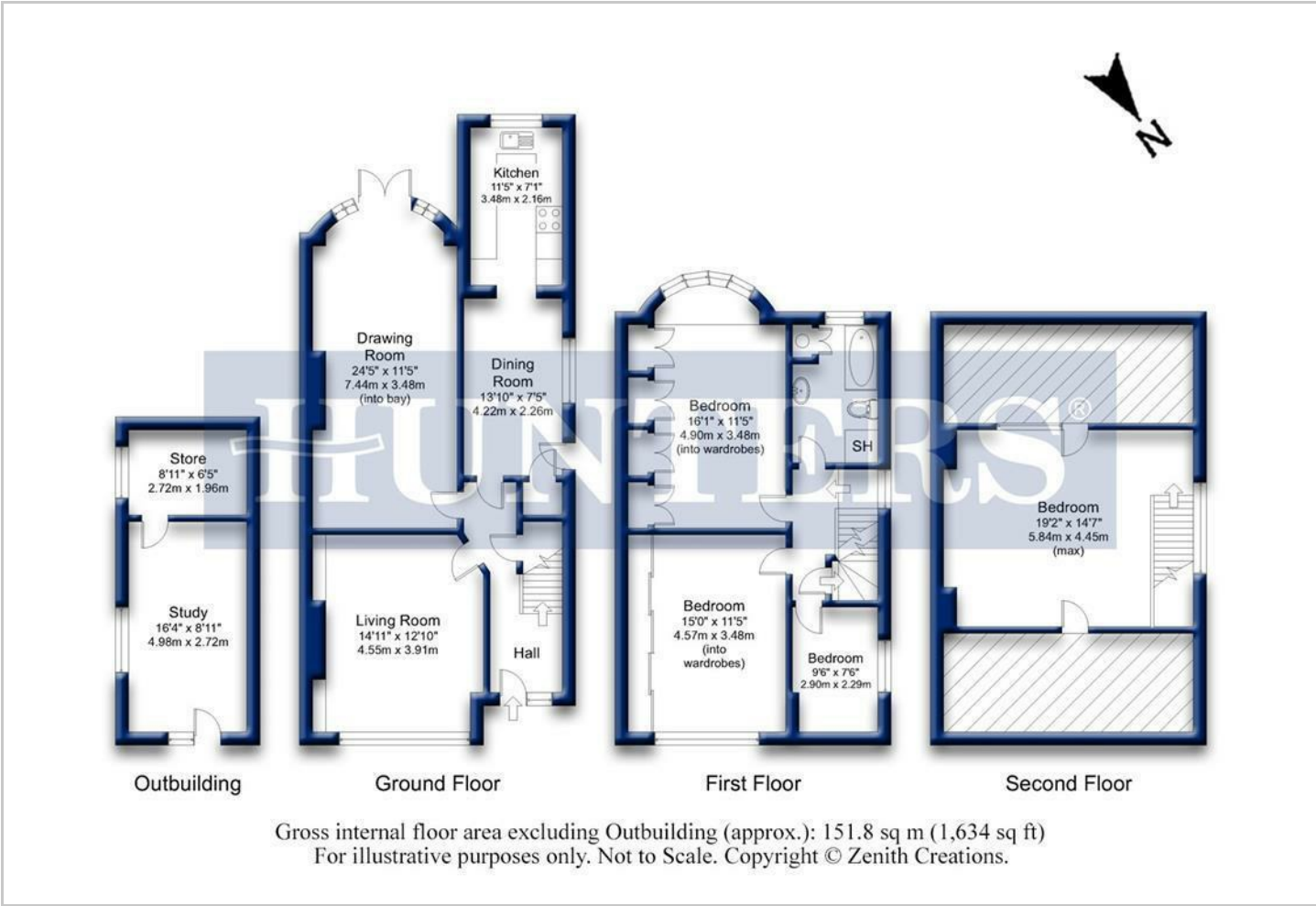
Hybrid Map



Terrain Map



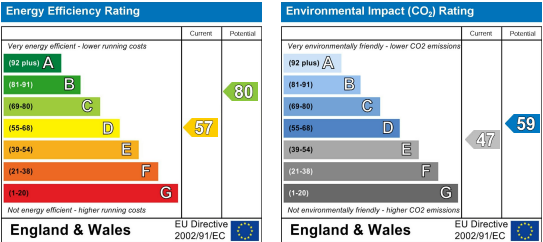
Floor Plan



Viewing

Please contact our Hunters Horsforth Office on 0113 323 7720 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.