

# HUNTERS<sup>®</sup>

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## Kirkgate

Otley, LS21 3HJ

£995 Per Calendar Month



Being one of four apartments converted in 2016, this two double bedroom property, which is located in the very centre of Otley, has contemporary fixtures and fittings of a high specification throughout. The accommodation briefly comprises private entrance, spacious open plan living/dining room with kitchen, being fully equipped with integrated appliances, two double bedrooms, one with a luxury en suite shower room, and house bathroom. Externally, and of particular note as it's such a rarity within a town centre, is a private decked terrace garden, plus a further communal patio garden and one allocated parking space. A 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. 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.



## ACCOMMODATION

The property has UPVC sealed unit double glazing and gas fired central heating throughout. The communal areas at the rear of the property has CCTV installed.

## GROUND FLOOR

Secure glazed communal front entrance door with video entry system connected to each apartment leads into:-

## COMMUNAL ENTRANCE

A staircase leads to the upper floors.

## FIRST FLOOR COMMUNAL LANDING

Having external access door with staircase leading to the rear parking area. Solid front entrance door to the apartment leads into:-

## PRIVATE ENTRANCE HALL

Radiator, storage cupboard and Karndean flooring.

## LIVING/DINING ROOM 13'0" x 15'11" (3.96 x 4.86)

Windows to front elevation, two radiators, inset ceiling spotlights, TV points, telephone point, continuation of Karndean flooring.

Open plan with:-

## KITCHEN 13'8" x 7'10" (4.16 x 2.40)

Windows to front elevation, tall vertical radiator, continuation of Karndean flooring, inset ceiling spotlights, range of fitted kitchen units at base and wall level having complementary worksurfaces and upstands, under cabinet lighting, integrated appliances to include fridge/freezer, washer/dryer, dishwasher, electric oven and four ring gas hob with extractor hood over.

## BEDROOM ONE 12'6" x 9'6" (3.80 x 2.9)

Window to rear elevation, fully glazed door leads out to the private terrace, radiator, recessed fitted wardrobes, inset ceiling spotlights.

## BEDROOM TWO 11'3" x 9'10" (3.43 x 3.00)

Window to rear elevation, radiator, inset ceiling spotlights, storage cupboard housing boiler.

## ENSUITE

Fully tiled having chrome heated towel rail, large walk in shower with thermostatic shower, rain showerhead and additional handheld attachment, wash hand basin, wall hung low level WC with concealed cistern, extractor fan.

## BATHROOM

Fully tiled chrome heated towel rail, three piece bathroom suite comprising double ended panelled bath with thermostatic shower over having rain showerhead and additional handheld attachment, wash hand basin and wall hung low level WC with concealed cistern, extractor fan.

## OUTSIDE

There is a private enclosed decked garden area which is for the exclusive use of the apartment. In addition there is a communal paved patio garden providing staircase access to the rear parking area, and this can be used by all apartments. One allocated parking space is located to the rear of the property.

## 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.

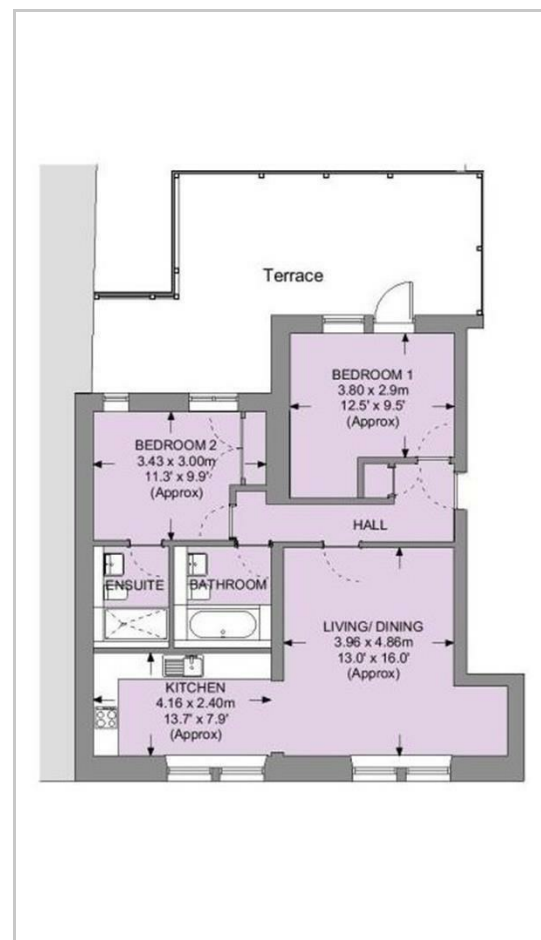
## LETTINGS \* INVESTMENT \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

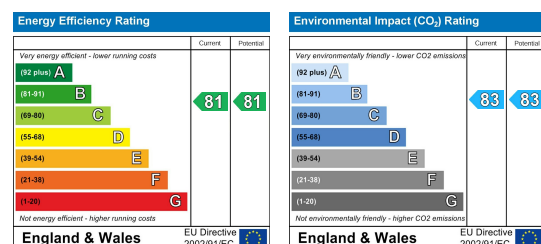
## Area Map



## Floor Plans



## 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.

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