



HUNTERS[®]
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Gritstone Close, Burley in Wharfedale

£1350 per calendar month

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A well presented three-bedroom townhouse with garage and a private south-facing garden, ideally located on the edge of a sought-after village, just a short walk from local amenities.

Situated within a peaceful cul-de-sac on an exclusive development at the western edge of Burley in Wharfedale, Gritstone Close offers a perfect blend of modern living and village charm. Surrounded by scenic countryside, yet conveniently close to the heart of the village, this home is ideally positioned for both tranquility and accessibility.

Arranged over two floors, the property features a welcoming entrance hall, a spacious lounge, a stylish dining kitchen, and a separate guest WC on the ground floor. Upstairs, the master bedroom benefits from an en suite shower room, alongside two further bedrooms and a contemporary family bathroom.

To the rear, a private and enclosed south-facing garden provides an ideal space for outdoor relaxation. At the front a pathway leads to the entrance, there is also the added benefit of a single garage.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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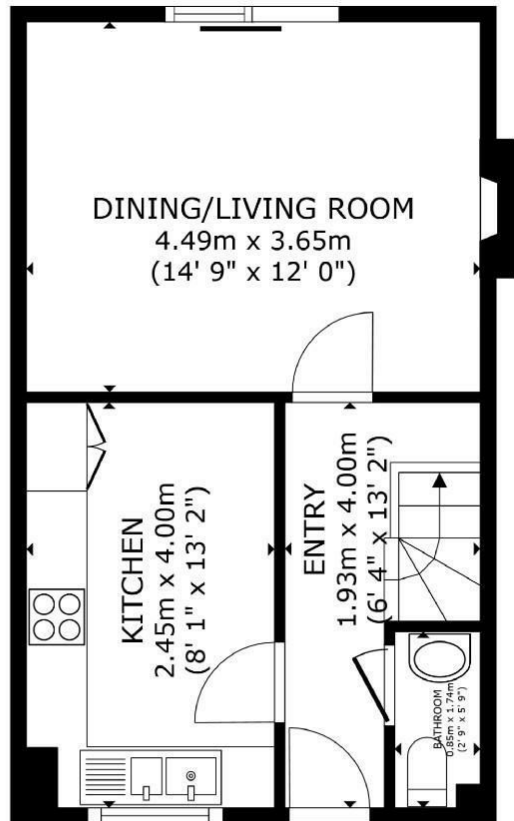


KEY FEATURES

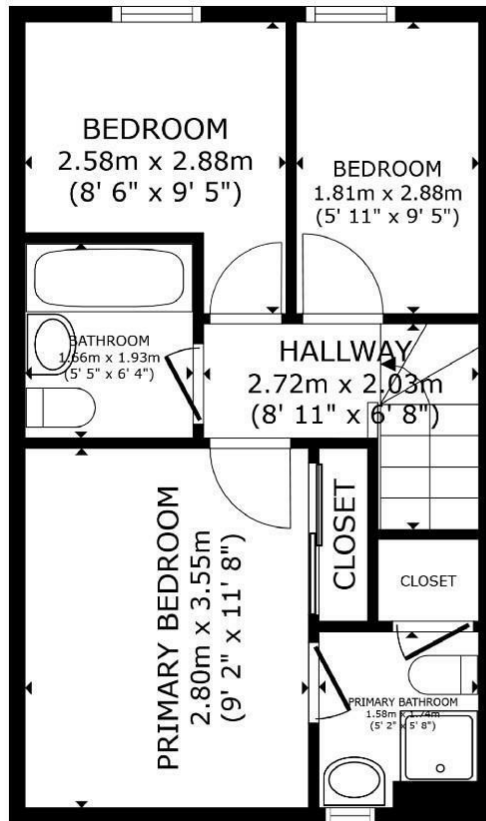
- AVAILABLE MID JULY
- THREE BEDROOM MID TERRACE
- SECURE REAR GARDEN
- BREAKFAST KITCHEN
- POPULAR LOCATION
- BURLEY VILLAGE
- SINGLE GARAGE
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND D





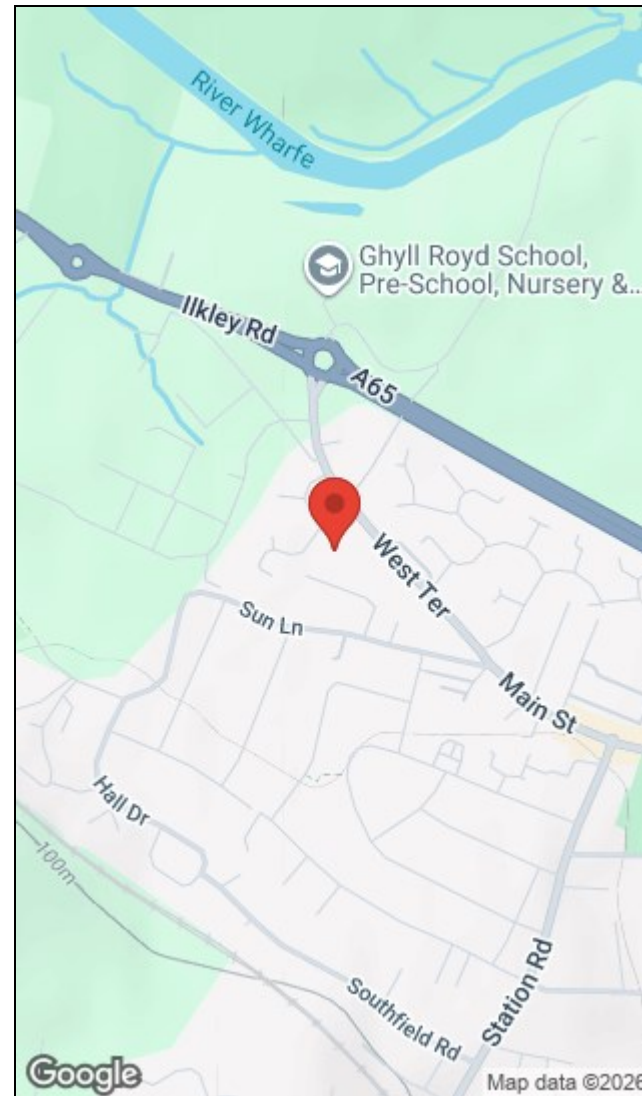


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 34.8 m² (375 sq.ft.) FLOOR 2 34.8 m² (375 sq.ft.)
 TOTAL : 69.6 m² (749 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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