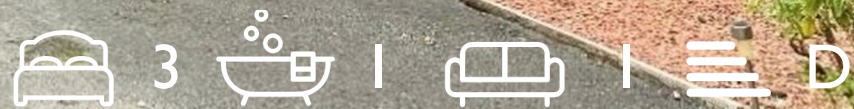




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Rumplecroft, Otley

## £1,450 Per Month



A three double bedroom semi detached property located in a quiet area, close to Otley town centre.

Entering the spacious living room from the porch, you're immediately drawn to the stunning view through the rear window; the property's elevated position offers uninterrupted views and this house is a great choice for those people wanting peace, quiet and relaxation. To the left, the fitted kitchen also boasts this fantastic outlook. Step outside and descend a few steps, you'll reach the upper-level patio, which provides access to the basement utility storage room. Moving upstairs, you'll find three double bedrooms and a modern house bathroom. The main bedroom is particularly convenient, equipped with a bank of wardrobes for all your storage needs.

Outside, the front garden driveway leads to a single garage, while the south-facing rear garden is beautifully terraced across two levels complete with a greenhouse for those looking to cultivate their gardening skills.

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.

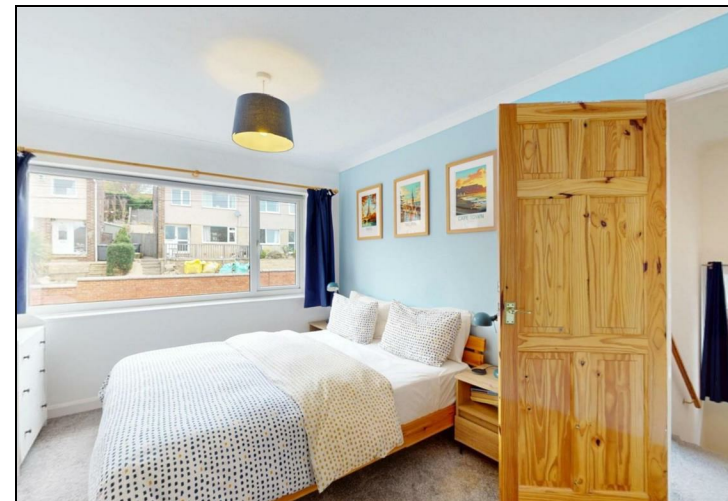
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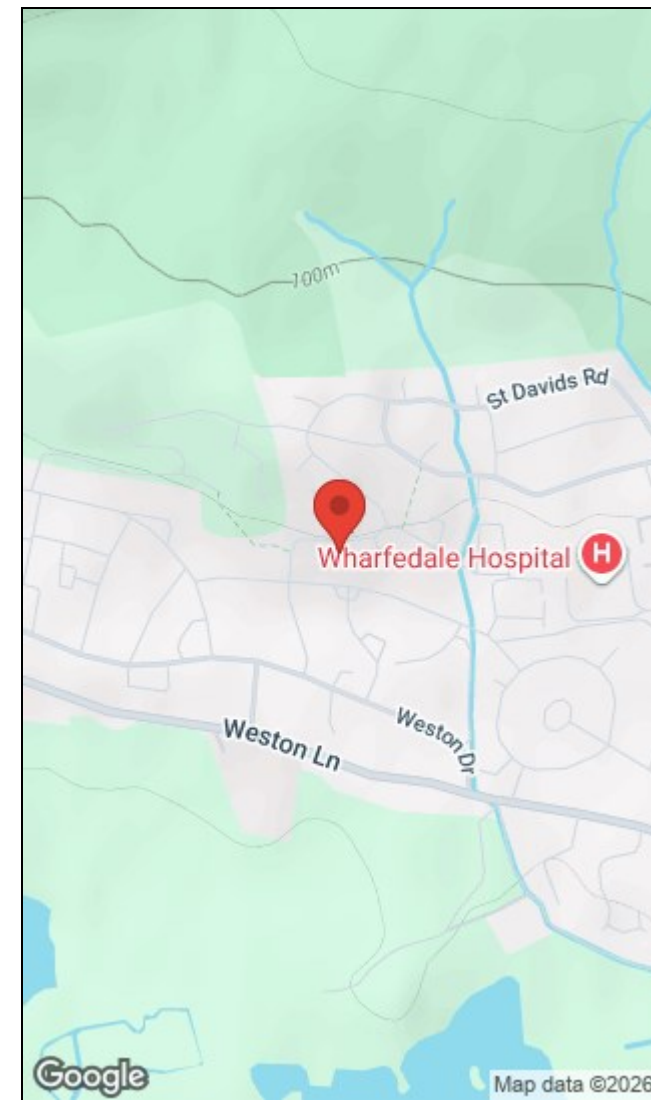


## KEY FEATURES

- Semi Detached
- 3 Double Bedrooms
- Spacious living
- Garage and Driveway
- Basement / utility storage
- South facing rear garden
- Quiet location
- Council Tax C







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 82        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 64                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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