



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

3 1 2 D

# Fairfax Street, Otley, LS21

## £1,250 Per Calendar Month

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

A well presented stone built mid terrace in a popular residential area close to Otley town centre. The property offers well-proportioned accommodation, combining contemporary fixtures and fittings with character features. The property briefly comprises: a sitting room, open plan kitchen dining room with wood burning stove & access out to the rear patio via a porch, three good sized bedrooms, family bathroom, there is also a handy utility/ storage area in the basement. Viewing is highly recommended to fully appreciate the accommodation. Unfurnished. EPC rating D.

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. And 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

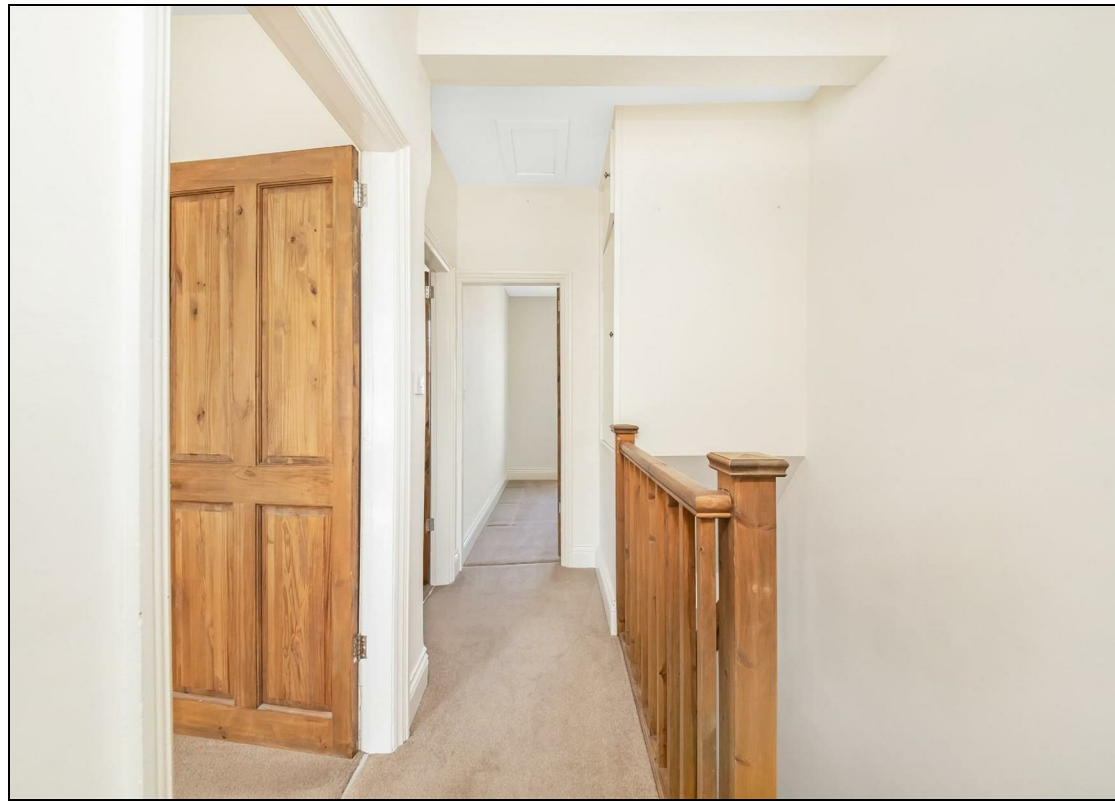


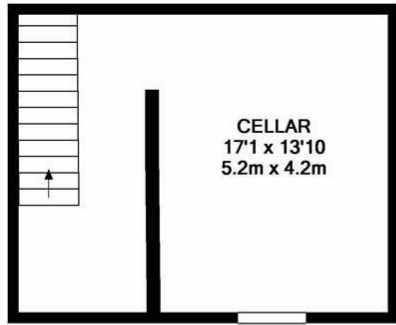
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## KEY FEATURES

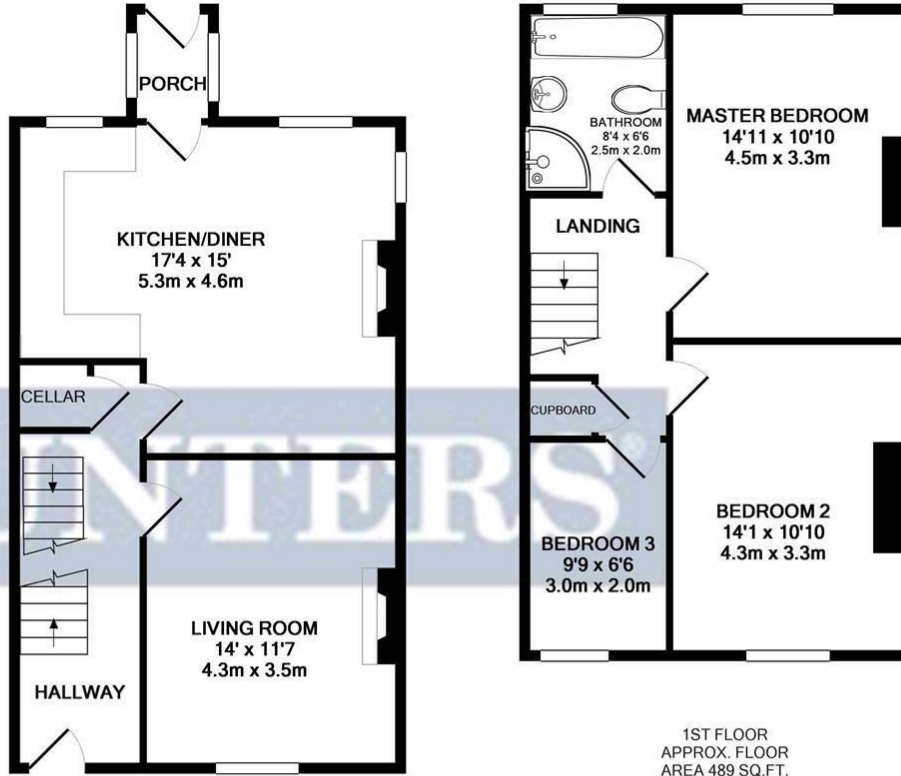
- THREE BEDROOMS
- TERRACED HOUSE
- PERIOD FEATURES
- OPEN PLAN KITCHEN/DINER
- CENTRAL OTLEY LOCATION
  - UTILITY CELLAR
- COURTYARD GARDEN
- AVAILABLE MID JUNE
  - EPC RATING D
- COUNCIL TAX BAND C







BASEMENT LEVEL  
APPROX. FLOOR  
AREA 236 SQ.FT.  
(21.9 SQ.M.)



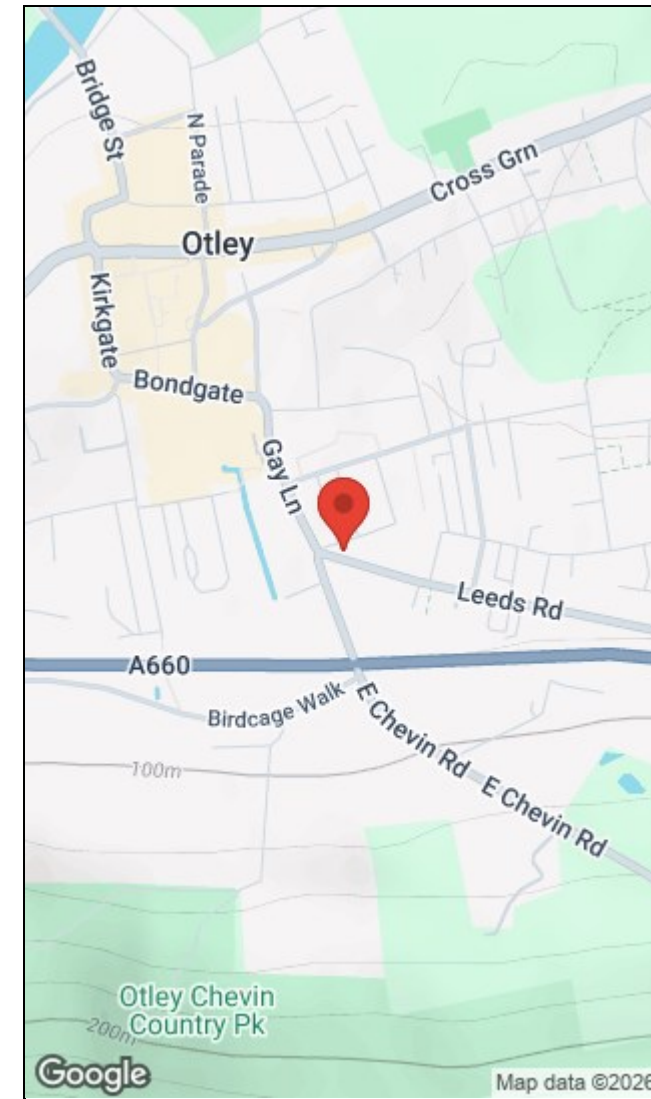
1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>63</b>
(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 2002/91/EC

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