

HUNTERS[®]

HERE TO GET *you* THERE



Mill Way

Otley, LS21 1FU

£950 Per Month

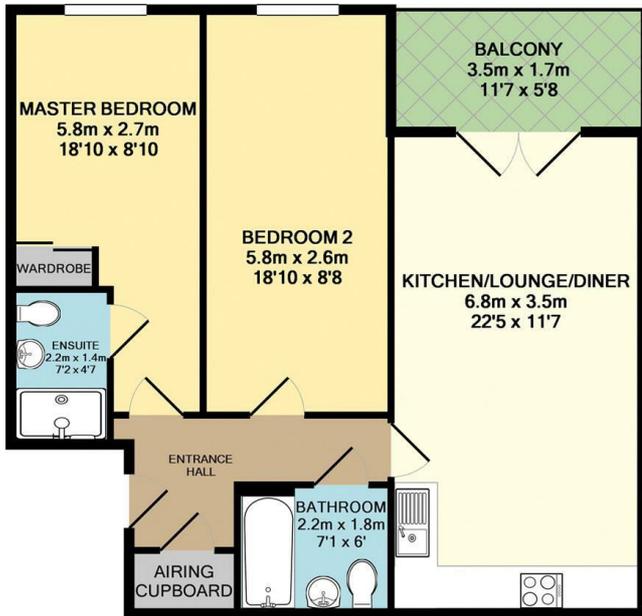


An impressive two double bedroom apartment with views of Otley Chevin, located on the ground floor of Garnett Mill. Immaculately presented throughout with quality fixtures and fittings, the apartment briefly comprises; open plan living space with well equipped kitchen area, two double bedrooms, one with en suite, and a luxury bathroom. Externally there is a balcony accessed via the living room through French doors, the property also benefits from having an allocated parking space.

Available immediately. EPC rating D. Sorry, no pets.

Garnett's Wharfe is situated in a popular residential area in the historic market town of Otley, with walks alongside the river and through the park which has a children's safe play area. Otley is a thriving 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.





Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

TOTAL APPROX. FLOOR AREA 65.8 SQ.M. (708 SQ.FT.)

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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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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