
HUNTERS®
HERE TO GET you THERE
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Wharfedale Drive, Otley, LS21

£375,000

A three bedroom detached home, located in a peaceful area yet within easy reach of excellent local amenities and highly regarded schools. The property is well presented with a practical layout, there is an entrance hallway, a downstairs WC, a nice modern kitchen with integrated appliances and a generous light filled living/dining room with patio doors looking out onto the private garden. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Outside, there is an enclosed rear garden and there is off street allocated parking for two vehicles, plus visitor spaces. PLEASE NOTE : Some images have been virtually staged for illustrative purposes only.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. 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 I 01943 660002
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KEY FEATURES

- DETACHED THREE BEDROOM HOME
- QUIET DESIRABLE LOCATION
- ENCLOSED GARDEN
- OPEN PLAN KITCHEN / DINING ROOM
- DOWNSTAIRS WC
- ALLOCATED OFF STREET PARKING FOR TWO CARS
- CATCHMENT AREA FOR PRINCE HENRYS GRAMMAR SCHOOL
- EPC RATING TO FOLLOW





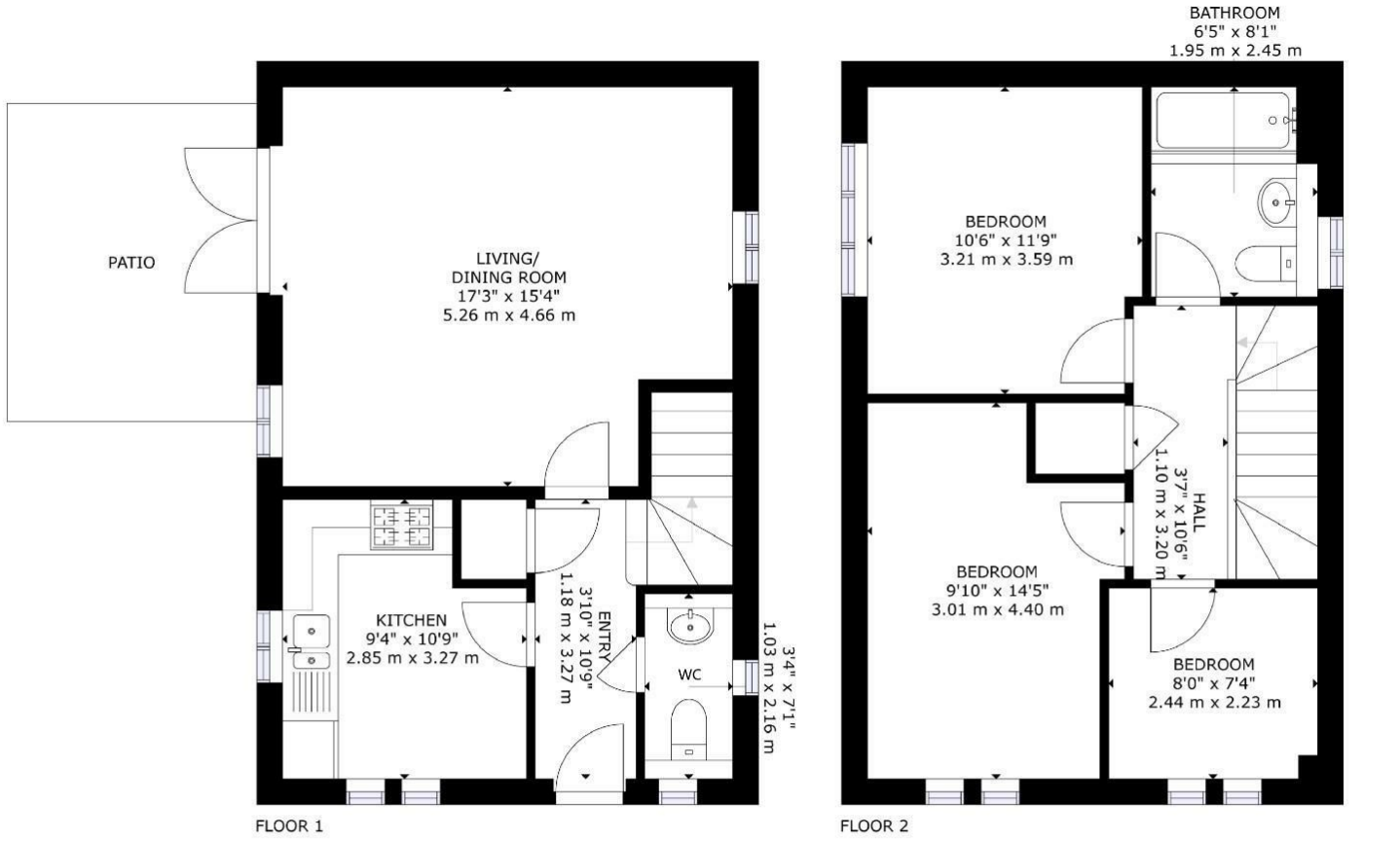






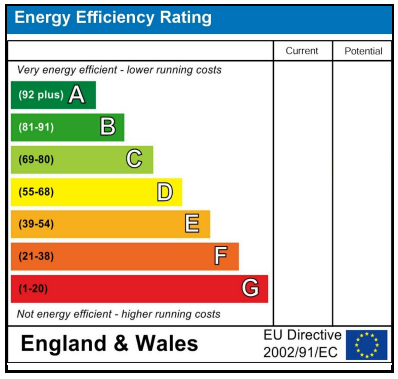






GROSS INTERNAL AREA
FLOOR 1: 457 sq.ft, 42 m², FLOOR 2: 457 sq.ft, 42 m²
TOTAL: 914 sq.ft, 84 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



DIRECTIONS
From our Hunters Otley offices in Kirkgate, proceed through the traffic lights, crossing the River Wharfe and up Billams Hill. Continue on this road which automatically becomes Newall Carr Road. Continue past the hospital entrance on the left and side and then take the next left into Wharfedale Drive. The property is on the right towards the end of the road and can be identified by our Hunter For Sale board.

AGENTS NOTES
Tenure: Freehold

Council Tax Band D, Leeds City Council

The annual charge for upkeep of the communal areas is £477 (£39.75/PM). Some of the items covered are gritting, litter, garden maintenance.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 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.

DISCLAIMER
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.

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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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