



5 Well Hill Otley, LS21 3LF

- Attractively Presented Stone Built Home
- Front Lawned Garden
- Near Town Centre Location Close to Waitrose
- Leeds City Council Tax Band C
- Two Good Sized Bedrooms
- Private Allocated Parking
- Energy Performance Certificate (EPC) - TBC

£250,000





Property Description

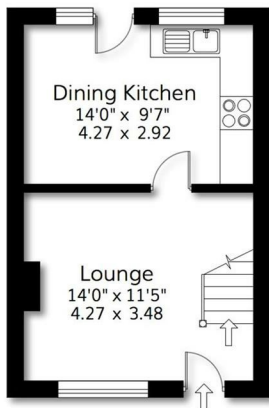
Perfectly positioned just a few minutes' walk from the town centre near to Waitrose Supermarket, the property is the far end house of a small row of just three, overlooking its attractive front garden with a pleasantly elevated aspect enjoyed beyond. The allocated parking space is the last bay on the left. A front door opens to the lounge with a focal stone fireplace and a window overlooking the principally lawned garden. The dining kitchen to the rear has a built-in oven/hob and opens to the paved rear garden with a shed. There are two double bedrooms on the first floor served by a smart shower room. There is a drop-down ladder on the landing opening to a part boarded loft. The accommodation which features exposed wood doors, surrounds and skirtings has a gas fired heating system and the windows are UPVC sealed double glazed.

The popular market town of Otley offers a mix of popular branded stores and the many excellent shops. Recreational facilities include golf, cricket, rugby, football, tennis, and squash clubs. Highly regarded primary schools and the "Outstanding" Prince Henry's Grammar School are found within the town itself. There is a town centre bus station with synchronised links to the railway station at nearby Menston offering regular services to Leeds, Bradford, Harrogate and beyond. There is the International Leeds/Bradford

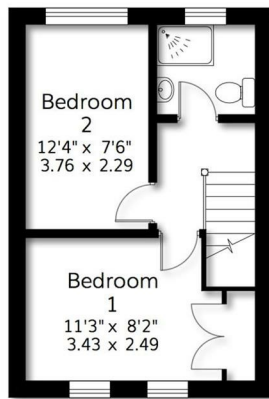


Airport at nearby Yeadon and the town is strategically located for comfortable daily travelling to Yorkshire's key commercial centres including Leeds, Bradford and Harrogate by car with the national motorway network (M1, A1, M62) near to Wetherby making areas further afield more accessible.





Ground Floor



First Floor

Approx Gross Floor Area = 609 Sq. Feet
= 56.6 Sq. Metres

For illustrative purposes only. Not to scale.

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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