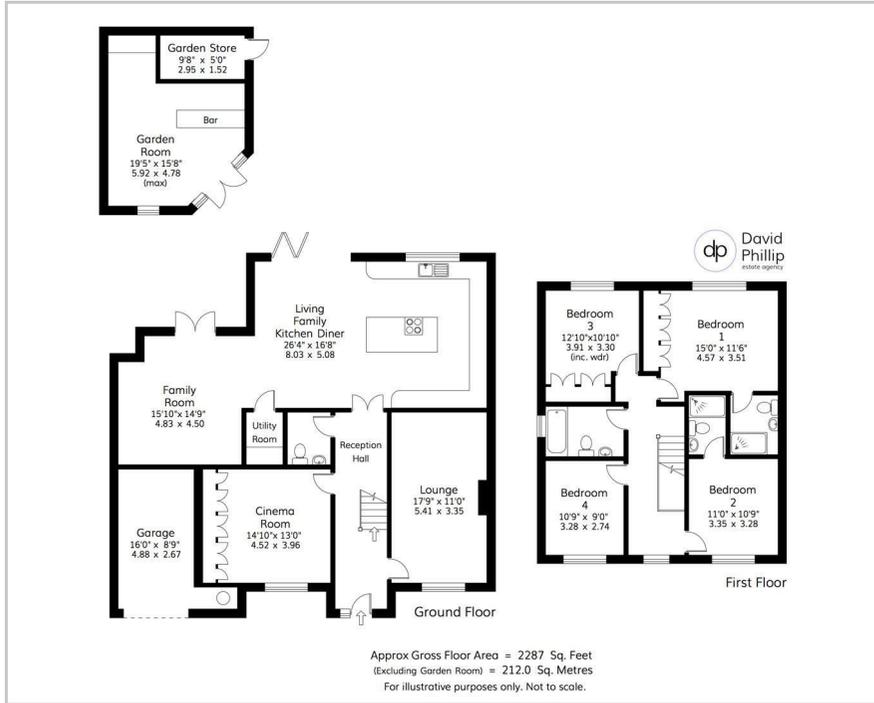




5 Willow Court, Otley, LS21 1RX  
Guide Price £750,000

## Floor Plan



## Area Map



## Accommodation

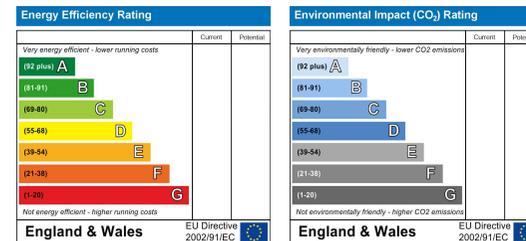
- A Truly Immaculately Presented Detached Family House
- Offering Four Double Bedrooms and Three Bathrooms
- Two Reception Rooms Plus a Stunning Living family Kitchen Diner
- Garage, Additional Parking and a Lovely Enclosed Private Rear Garden
- A Substantial Garden Room Complete with a Granite Top Bar
- Sought After Residential Cul-de-Sac Location Close to Local Amenities
- New EPC Being Commissioned due to Extensive Refurbishment - Pending Result
- Leeds City Council Tax Band E



## Viewing

Please contact our David Phillip Estate Agents Office on 01134 676 400 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.