



David  
Phillip

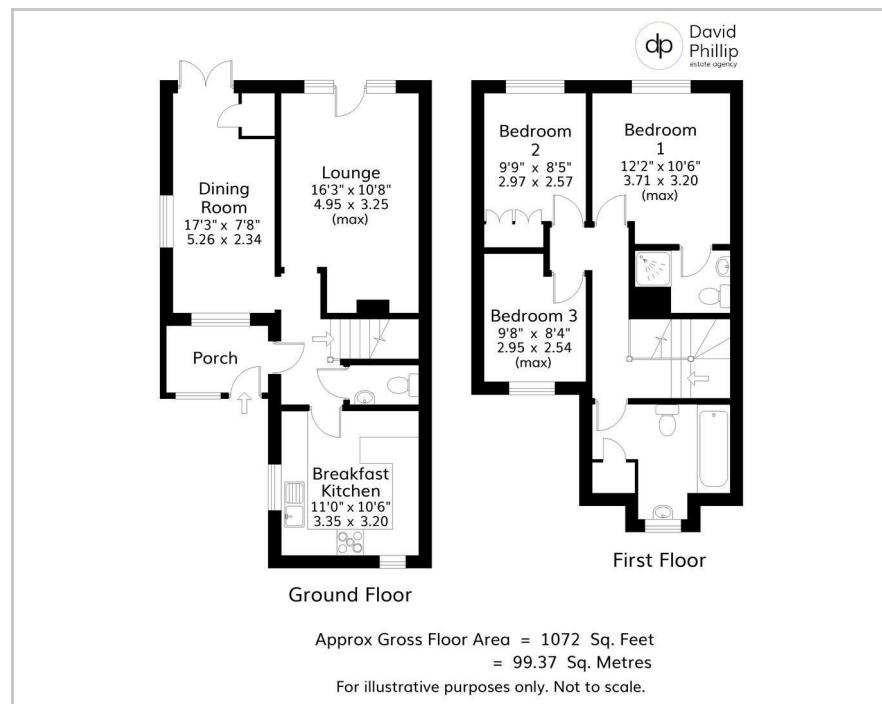
redefining estate agency



Nutmeg Cottage, 3 The Old Orchard, Otley, LS21 1RY  
£360,000



## Floor Plan

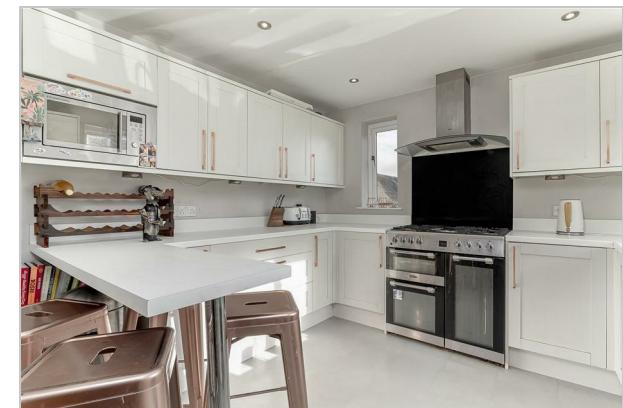


## Area Map



## Accommodation

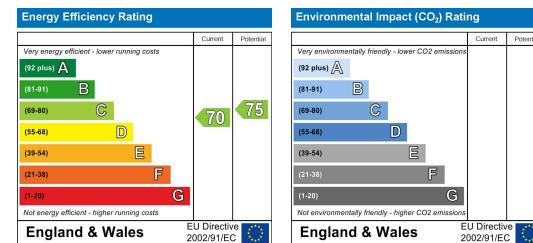
- An Attractively Presented Mews Style House
- Family Accommodation with Three bedrooms
- Offering Two Bathrooms including En Suite
- Lounge With Log burner, Separate Dining Room
- Kitchen with Breakfast Bar and Appliances
- On Site Parking and Enclosed Private Rear Garden
- Popular Cul-De-Sac Close to Local Amenities
- Energy Performance Certificate (EPC) Rating Pending / Leeds City Council Tax Band D



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.