



## TOWER GRANGE

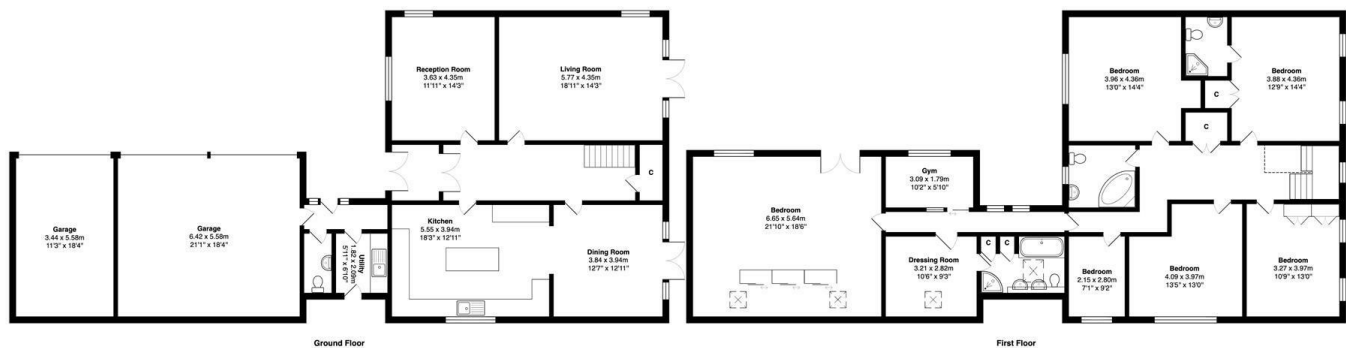
OTLEY, LS21 1NQ

£1,500,000  
FREEHOLD

This substantial and beautifully designed family residence offers an exceptional balance of space, comfort, and versatility across two thoughtfully arranged floors. Perfectly suited to modern family living, the property combines generous reception areas with spacious bedrooms, superb entertaining space, and excellent day-to-day practicality.

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Total Area: 333.7 m<sup>2</sup> ... 3592 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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