



# **RIFFA BECK FARM HARROGATE ROAD, LEATHLEY LS21 2PS**

**Asking price £650,000**

## **FEATURES**

- Individual Detached House Extending To Over 2,200 sq ft
- Large Garden, With A Total Plot Size In Excess Of 3/4 Of An Acre
- Flexible Accommodation Offering Up To 5 Bedrooms
- Two Spacious Reception Rooms, Two Bathrooms & A Downstairs Cloaks WC
- Large Dining Kitchen With French Doors To The Patio And The Garden
- Ample Parking For Several Cars
- EPC Rating E / Tenure Freehold
- Council Tax Band D



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 4 / 5 Bedroomed Detached House With A Large Garden

Nestled on the edge of the charming village of Leathley, near Pool In Wharfedale, this splendid detached house on Harrogate Road offers a perfect blend of comfort and space. Spanning an impressive 2,229 square feet, this property boasts ample space for both relaxation and entertainment.

Upon entering, you are greeted by two inviting reception rooms, ideal for hosting guests or enjoying quiet family evenings. The layout is thoughtfully designed, providing a seamless flow throughout the home. With a choice of four or five well-proportioned bedrooms, there is plenty of room for a growing family or for those who simply desire extra space for guests or a home office.

The property features two bathrooms, and a downstairs wc, ensuring convenience for all residents. The large garden is a standout feature, providing a delightful outdoor space for children to play, for gardening enthusiasts, or for hosting summer barbecues. The extensive parking available adds to the practicality of this home, making it easy for multiple vehicles or visitors.

Leathley is known for its picturesque surroundings and community spirit, making it an ideal location for those seeking a more country lifestyle while still being within easy reach of local amenities. This property presents a wonderful opportunity to enjoy a spacious family home in a desirable area. Don't miss the chance to make this delightful house your new home. Viewings can easily be arranged by contacting Shankland Barraclough Estate Agents in Otley

## **The Accommodation...**

The accommodation with LPG CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### **Entrance Porch**

Via a composite outer door to the front elevation and a further door to the lobby.

### **Lobby**

Staircase leading up to the first floor and doors to the sitting room and the dining room.

### **Sitting Room 20'9" x 11'11" (6.32m x 3.63m)**

With feature exposed beams, two central heating radiators and windows to the side and front elevations.

### **Dining Room 14'9" x 12'4" (4.50m x 3.76m)**

A lovely entertaining room with a focal cast iron range inset to the chimney breast, a central heating radiator and a window to the front elevation.

### **Dining Kitchen 18'2" x 17'6" (5.54m x 5.33m)**

A large family kitchen offering a comprehensive range of wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a range style cooker and integrated dishwasher, has tiled flooring, a central heating radiator, French doors to the garden and a composite door and window to the car parking area.

### **Utility Room 8'4" x 6'2" (2.54m x 1.88m)**

Offering tiled flooring, plumbing for a washer and a window to the rear elevation.

### **Hallway**

Window to the front elevation.

### **Downstairs WC**

Fitted with a two piece suite in white comprising a high level wc and a wash hand basin. Tiled flooring and a central heating radiator.

### **Family Room Or Bedroom 4 17'10" max x 16'7" max (5.44m max x 5.05m max)**

This flexible room is currently a reception room, but would also make for a great guest bedroom due to its proximity to the downstairs wc. Central heating radiator and patio doors to the garden.

### **Office or Bedroom 5 9'11" x 7'7" (3.02m x 2.31m)**

Central heating radiator and a window to the rear.

### **First Floor Landing**

A long landing with a large storage cupboard off and a central heating radiator.

### **Bedroom 1. 16'3" x 13'11" max (4.95m x 4.24m max)**

With fitted sliding front wardrobes to one wall, a central heating radiator and a window looking over the long garden.

### **En-Suite**

Three piece suite comprising a shower cubicle, a wash hand basin and a low level wc. Fully tiled, a central heating radiator and a Velux styled window

### **Bedroom 2. 14'9" x 13'11" max (4.50m x 4.24m max)**

Central heating radiator and a window to the front elevation with lovely long distance views.

### **Bedroom 3. 12' x 10'2" (3.66m x 3.10m)**

Central heating radiator and a window to the front elevation with lovely long distance views.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### House Bathroom

Four piece suite with a corner bath, shower cubicle, a low level wc and a wash hand basin. Central heating radiator and a window to the rear.

### Outside

The property stands within a very generous plot extending to approximately 3/4 of an acre in size. There is parking for several vehicles, a patio area and a large lawned garden, screened to the Harrogate Road side by conifer hedging providing a safe and very private garden area.

### Tenure, Services And Parking

Tenure: Freehold

Mains Electric & Water. Private Septic Tank. Gas Is LPG.

Parking: Private Off Road.

### Council Tax

North Yorkshire Council Tax Band D. For further details on North Yorkshire Council Tax Charges please visit [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

### Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

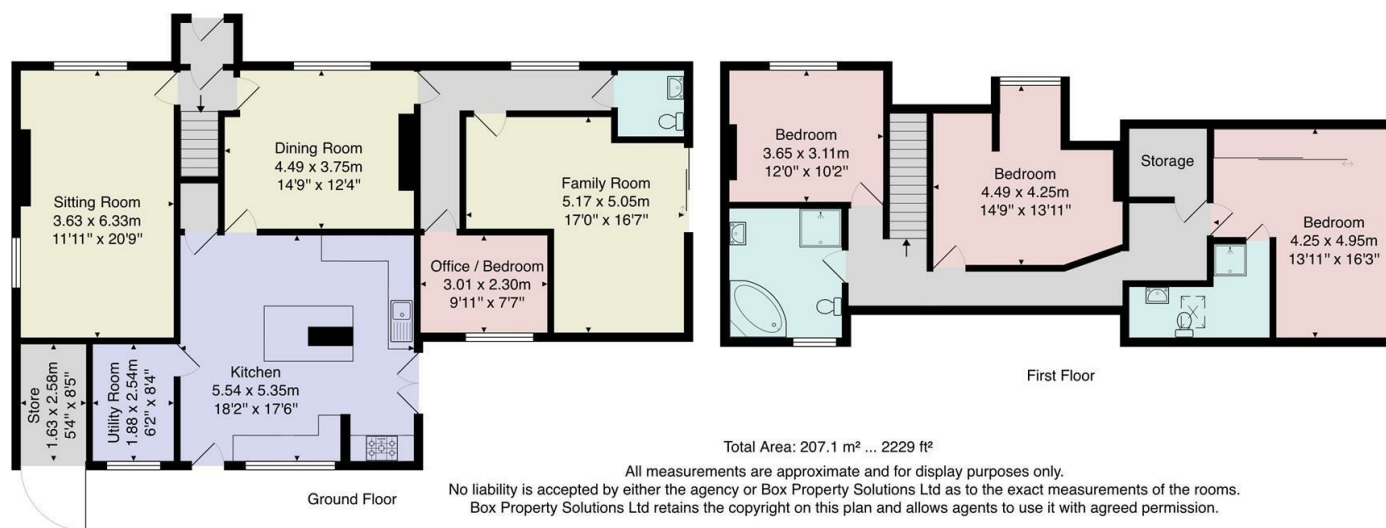
### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

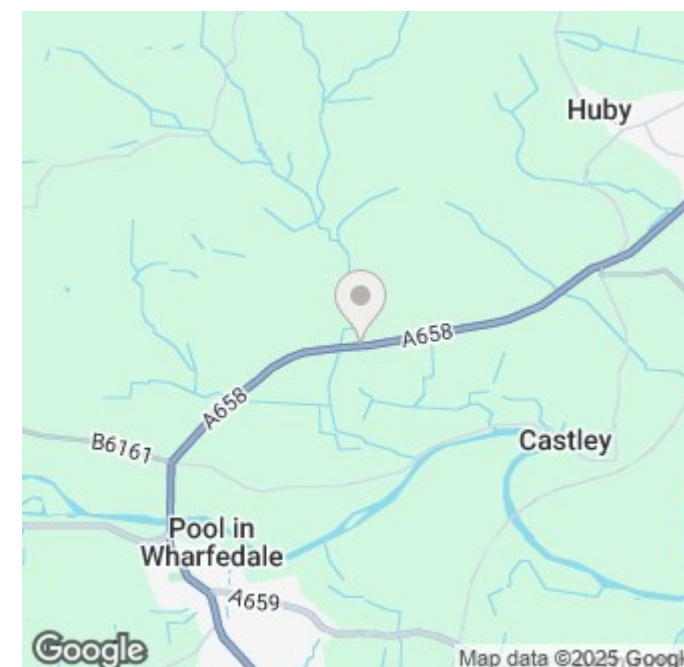


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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 are advised to recheck the measurements.



**T: Call us on 01943 889010**  
**E: [info@shanklandbarracrough.co.uk](mailto:info@shanklandbarracrough.co.uk)**  
**W: [www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)**

