



21 RIVERSIDE DRIVE, OTLEY LS21 2RU

Asking price £595,000

FEATURES

- Stone Built Detached House With Good Parking And A Double Garage
- Two Reception Rooms, Both With Patio Doors To The Rear Garden
- Valuable Downstairs WC, Smart Modern House Bathroom And Equally Smart En-Suite
- Very Popular Location, Close To Open Countryside & Prince Henry's Grammar School
- Four Good Sized Bedrooms, Three With Fitted Wardrobes & Cupboards
- Breakfast Kitchen With Fitted Units, Built In Oven & Hob
- Immaculate Landscaped Private Gardens, Not Directly Overlooked To The Rear
- EPC Rating D / Tenure Freehold / Council Tax Band F



SHANKLAND
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ESTATE AGENTS

4 Bedroom House - Detached located in Otley

Very well set in within the highly regarded and sought after Riverside Park neighbourhood, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,555 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining, together with a kitchen diner that offers an extensive range of fitted kitchen units. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The property features two modern bathrooms, including a smartly appointed house bathroom and an en-suite, ensuring that morning routines are both efficient and enjoyable. The house is set within beautifully landscaped gardens that provide a private oasis, as it backs onto a serene wooded area, offering a tranquil retreat from the hustle and bustle of daily life.

Parking is a breeze with ample space on the private driveway, complemented by an attached double garage. This practical feature is particularly appealing for families or those with multiple vehicles.

The location is truly exceptional, situated close to stunning open countryside, perfect for outdoor enthusiasts and nature lovers. Additionally, the property is ideally placed for access to highly regarded local schools, including the esteemed Prince Henry's Grammar School, making it an excellent choice for families prioritising education.

This well-maintained home, built in the 1970's, combines modern living with a touch of classic charm, making it a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this lovely property your new home. To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

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

Entrance Hallway

A lovely light and airy entrance into this fine home, the hallway benefits from having two central heating radiators, two very useful storage cupboards and the staircase to the first floor.

Downstairs WC

Fitted with a two piece suite including a wash hand basin and a low level wc. Complemented by fully tiled walls, a central heating radiator and skylight window.

Sitting Room 22'2" max x 18' max (6.76m max x 5.49m max)

A fabulous proportioned reception room having a focal fireplace with a gas fire inset, a deep bay window with patio doors leading out to the rear garden, a further window to the front with views of The Chevin in the backdrop and finally two central heating radiators.

Dining Room 11'1" x 9'5" (3.38m x 2.87m)

Adjacent to the kitchen, this formal dining room has patio doors to the rear garden and a central heating radiator.

Kitchen 22'11" x 8'9" max (6.99m x 2.67m max)

The kitchen offers a comprehensive range of fitted wall and base units having worksurfaces over and a sink unit inset. Built in gas hob and an electric oven, space and plumbing for a dishwasher. Three central heating radiators, windows to the side and rear elevations and a connecting door to the double garage.

First Floor Landing

Window to the front elevation, two useful cupboards and access to the following rooms:

Bedroom 1. 14'8" x 11'2" (4.47m x 3.40m)

Benefitting from built in wardrobes together with matching bedside cabinets and a dressing table, a central heating radiator and a window looking over the lovely rear garden.

En-Suite

A smartly appointed en-suite having a three piece suite that comprises an enclosed shower and steam cubicle with a multi jet shower that is sure to wake you up in the morning! Wash hand basin and a low level wc to a built in vanity, complemented by fully tiled walls and flooring, a central heated towel rail and a window to the front elevation.

Bedroom 2. 13'4" x 9'7" (4.06m x 2.92m)

Offering an extensive range of fitted wardrobes and drawer units, a central heating radiator and a window looking over the lovely rear garden.

Bedroom 3. 9'4" x 8'5" (2.84m x 2.57m)

Currently used as a home office, this bedroom has a built in cupboard, a window to the rear looking over the garden and a central heating radiator.

Bedroom 4. 9' x 8'1" (2.74m x 2.46m)

Built in wardrobe and cupboards over the bed area, a central heating radiator and a window to the front with views of Otley Chevin to the backdrop.



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House Bathroom

Fitted with a modern three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin and a wc to a smart modern vanity unit. Complemented by fully tiled walls, a central heated towel rail and a window to the front elevation.

Gardens, Parking & Double Garage

The property stands within a very impressive garden plot which has been designed and landscaped to create an inviting outside space that can be enjoyed by all the family. To the front is a neat lawned garden with a feature monkey puzzle tree. A tarmac driveway provides private off road parking and leads to the double garage (18' x 16'4"). Moving around to the rear is a lovely private garden, all fully enclosed and not directly over looked. The gardens include neat paved patio areas, lawns, a feature ornamental pond with a stone waterfall and a timber greenhouse. There is also the valuable asset of a large timber workshop to the side elevation, with light and power supplied creating a very useful area that could continue as a workshop or be adapted to create a home office or the likes.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Double Garage

Council Tax

North Yorkshire Council Tax Band F. For further details on Harrogate Council Tax Charges please visit www.northyorks.gov.uk

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 44 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>

Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>



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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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

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.



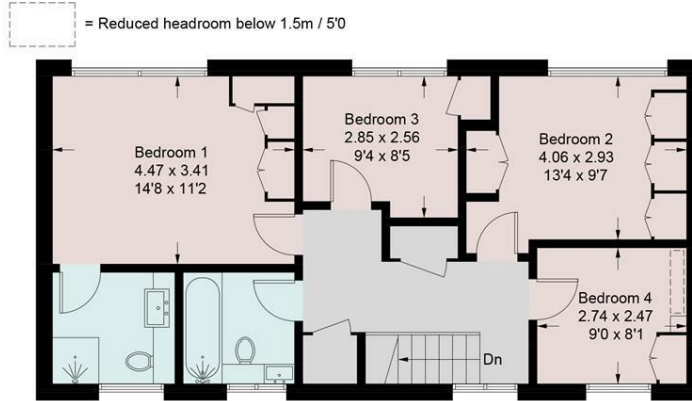
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Riverside Drive, Otley, LS21

Approximate Gross Internal Area = 171.6 sq m / 1847 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 are advised to recheck the measurements.



T: Call us on 01943 889010
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