



25 RIDDING GATE, OTLEY LS21 2EN

Asking price £375,000

FEATURES

- Extensively Modernised And Updated In The Past Year Creating A Stunning 4 Bedroom Home
- Plantation Blinds Added To The Windows & French Doors In All The Rooms
- Stunning En-Suite To The Principle Bedroom & A Fully Tiled House Bathroom
- Good Parking To The Driveway With An EV Charging Point & A Large Garage
- Newly Fitted Luxurious Dining Kitchen With AEG Appliances All Included
- Sitting Room With A Stunning Media Wall, Built In Fire & Shelving With LED Lighting
- New Hard Flooring & New Radiators Added To The Ground Floor
- Remodelled Gardens With Artificial Lawns To The Front & Rear For All Year Round Use



4 Bedroomed Luxuriously Appointed Semi Detached House

Deceptively spacious and beautifully presented offering a real touch of luxury with smart modern features throughout, we do not hesitate to recommend viewing this superb four-bedroomed semi detached house to fully appreciate this stunning home. The property stands within neat gardens to the front and fully enclosed rear, both laid with an artificial lawn for easier maintenance and all year round use. Driveway parking to the front boasts an EV charging point and leads to a larger than average attached garage, with potential to be incorporated into further living space if needed, subject to gaining the required planning approvals. Internally the stunning accommodation is arranged over two floors and commences with a welcoming entrance hall with a modern downstairs cloaks wc off. The sitting room is the ideal area to relax with a feature media wall also incorporating a focal fire and display shelving. The ground floor is completed by the stunning dining kitchen, beautifully appointed and fully integrated with AEG appliances included. The first floor has the four bedrooms, with the principle bedroom having a recently fitted stylish modern en-suite, whilst a house bathroom services the other bedrooms. With quality plantation shutters fitted to all the rooms and an open outlook over the recreational green to the front, viewings on this stunning home can easily be arranged by contacting 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 Hall

Via a composite outer door to the front, window with plantation shutters fitted and a central heating radiator.

Downstairs Cloaks WC

Fitted with a two piece suite in white comprising a low level wc and a wash hand basin. Central heating radiator, tiled walls and a window with plantation shutters fitted.

Sitting Room 15'8" x 11'8" (4.78m x 3.56m)

A lovely relaxing reception room having a feature media wall with attractive shelving either side with LED lighting and a modern fire inset. Central heating radiator, staircase to the first floor and a window with plantation shutters fitted.

Dining Kitchen 18'8" x 11'8" (5.69m x 3.56m)

The perfect area for the family or when entertaining, this modern fitted dining kitchen is beautifully presented and comes completed with quality AEG appliances included. Offering an excellent number of fitted kitchen units having quartz worksurfaces and upstands fitted, the kitchen includes a double oven, induction hob, integrated dishwasher, washer/dryer, fridge-freezer and a wine fridge. Additional storage space to the deep understairs cupboard, central heating radiator, window and French doors to the garden, both with plantation shutters fitted.

First Floor Landing

With an access hatch to the large loft area.

Bedroom 1. 12'8" x 11'3" (3.86m x 3.43m)

Windows to the rear with plantation shutters fitted and a central heating radiator.

En-Suite To Bedroom 1.

Recently fitted, this smart modern en-suite includes a three piece suite comprising a walk in shower with a glazed screen, a wash hand basin and a low level wc. Built in linen cupboard and a chrome central heated towel rail.

Bedroom 2. 15'4" maximum x 9'2" (4.67m maximum x 2.79m)

Window to the front with plantation shutters fitted and a central heating radiator.

Bedroom 3. 11'1" x 7'10" (3.38m x 2.39m)

Window to the front with plantation shutters fitted and a central heating radiator.

Bedroom 4. 9'2" x 9' (2.79m x 2.74m)

Window to the rear with plantation shutters fitted and a central heating radiator.

Bathroom

Fully tiled walls to the house bathroom, which is fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail, an extractor fan, window to the rear with plantation shutters fitted.

Outside

To the front is a neat garden with an artificial lawn, a double driveway with EV charging point



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and the attached garage (20'x 13'10" max) with multiple power points fitted. Moving around to the rear is a good sized private garden, fully enclosed and laid with an artificial lawn allow all year round use, perfect for families.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

Council Tax

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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.



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Offer Acceptance & AML Regulations

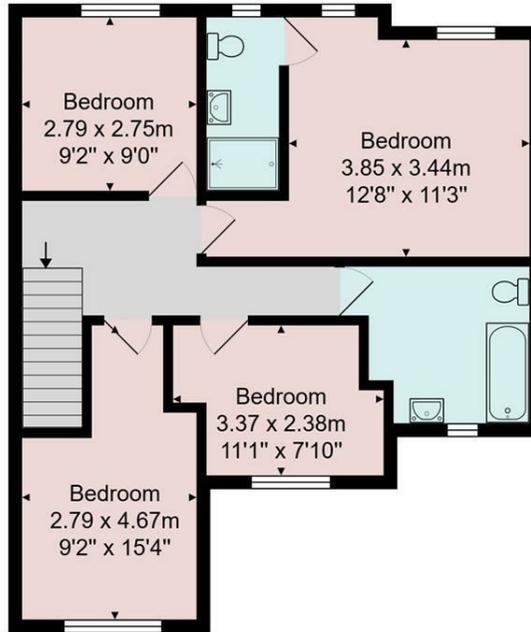
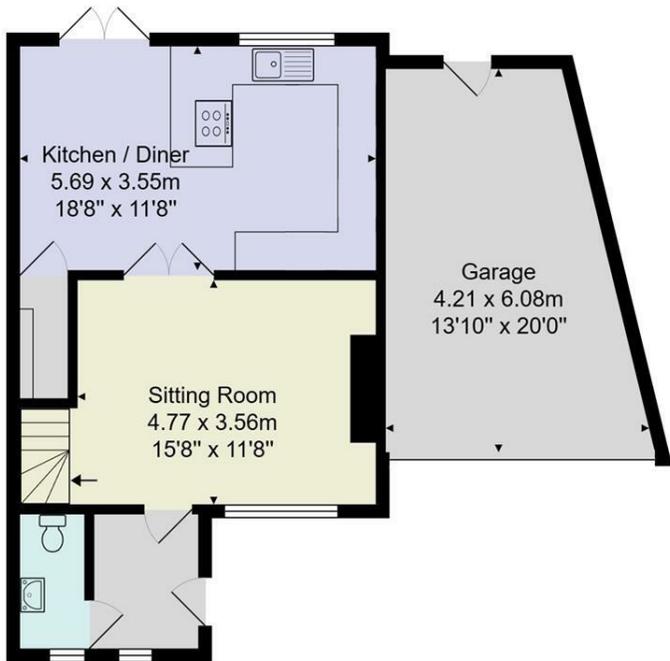
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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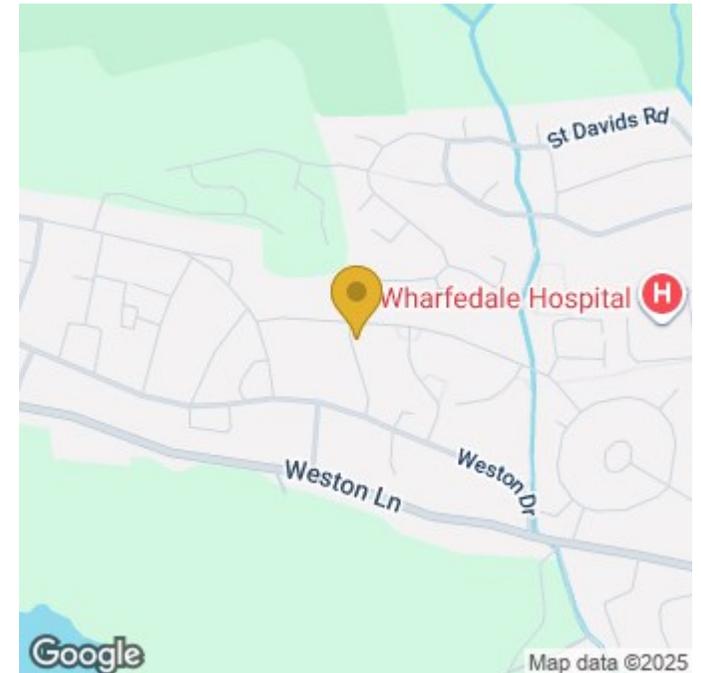
Total Area: 133.2 m² ... 1434 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		77	
(55-68) D			
(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.



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