



75 MEAGILL RISE, OTLEY LS21 2EQ

Asking price £225,000

FEATURES

- Brick Built Semi Detached House In A Very Popular Neighbourhood
- Good Sized Gardens, Especially To The Rear. Driveway Parking And A Garage
- Lovely Views Over The Adjoining Countryside
- Smart Modern Bathroom With A Large Walk In Shower
- Light and Airy Through Living Room And Dining Area
- Kitchen With White Wall And Base Units Fitted
- Gas Fired Central Heating, Sealed Unit Double Glazing, Cavity Wall Insulation & Loft Insulation
- EPC Rating C / Tenure Freehold / Council Tax Band B



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With A Large Rear Garden And Views This 2 Bedroom Semi Must Be Viewed

This delightful house on Meagill Rise offers a perfect blend of comfort and modern living. Spanning 669 square feet, the property features a well-designed layout that includes a welcoming reception room, a smart kitchen, two spacious double bedrooms, and a modern bathroom equipped with a convenient walk-in shower.

Constructed in the 1960's this home has been thoughtfully maintained, showcasing its enduring appeal. With an excellent EPC rating thanks to having Cavity wall insulation, being fully double glazed and with good loft insulation being contributing factors.

The large rear garden is a standout feature, providing stunning views over the adjoining countryside, making it an ideal space for relaxation or entertaining guests.

For those with vehicles, the property boasts ample parking for several vehicles, including a driveway and a detached garage, ensuring convenience for you and your family.

Given its desirable location and attractive features, an early appointment to view is strongly recommended. This property presents a wonderful opportunity for anyone seeking a comfortable home in a very good setting.

To arrange your viewing of this fine home, 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

Door to the front elevation, a central heating radiator, window to the side elevation and the staircase to the first floor.

Living Room & Dining Area 21'2" x 9'1" (6.45m x 2.77m)

Light and airy having windows to the front and rear elevations. Two central heating radiators.

Kitchen 12' x 6'4" (3.66m x 1.93m)

Offering a range of white fronted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. Space and provision for an electric cooker with an extractor hood over, space and plumbing for a washer and a pantry cupboard. Door to the side elevation and a window looking over the rear garden.

First Floor Landing

Window to the side elevation.

Bedroom 1. 16' x 8'10" (4.88m x 2.69m)

Having built in wardrobes to one wall, a central heating radiator and two windows to the front elevation.

Bedroom 2. 12'2" x 9'5" (3.71m x 2.87m)

Central heating radiator and a window to the rear looking over the gardens and the countryside beyond.

Bathroom

Fitted with a smart three piece suite comprising a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc.



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Outside

Gravelled garden with fencing enclosing to the front elevation. A gated driveway leads from the front, past the side and to the rear where there is a detached garage. The rear garden is of good proportions and is predominantly laid to lawn and enclosed by fencing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

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>

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

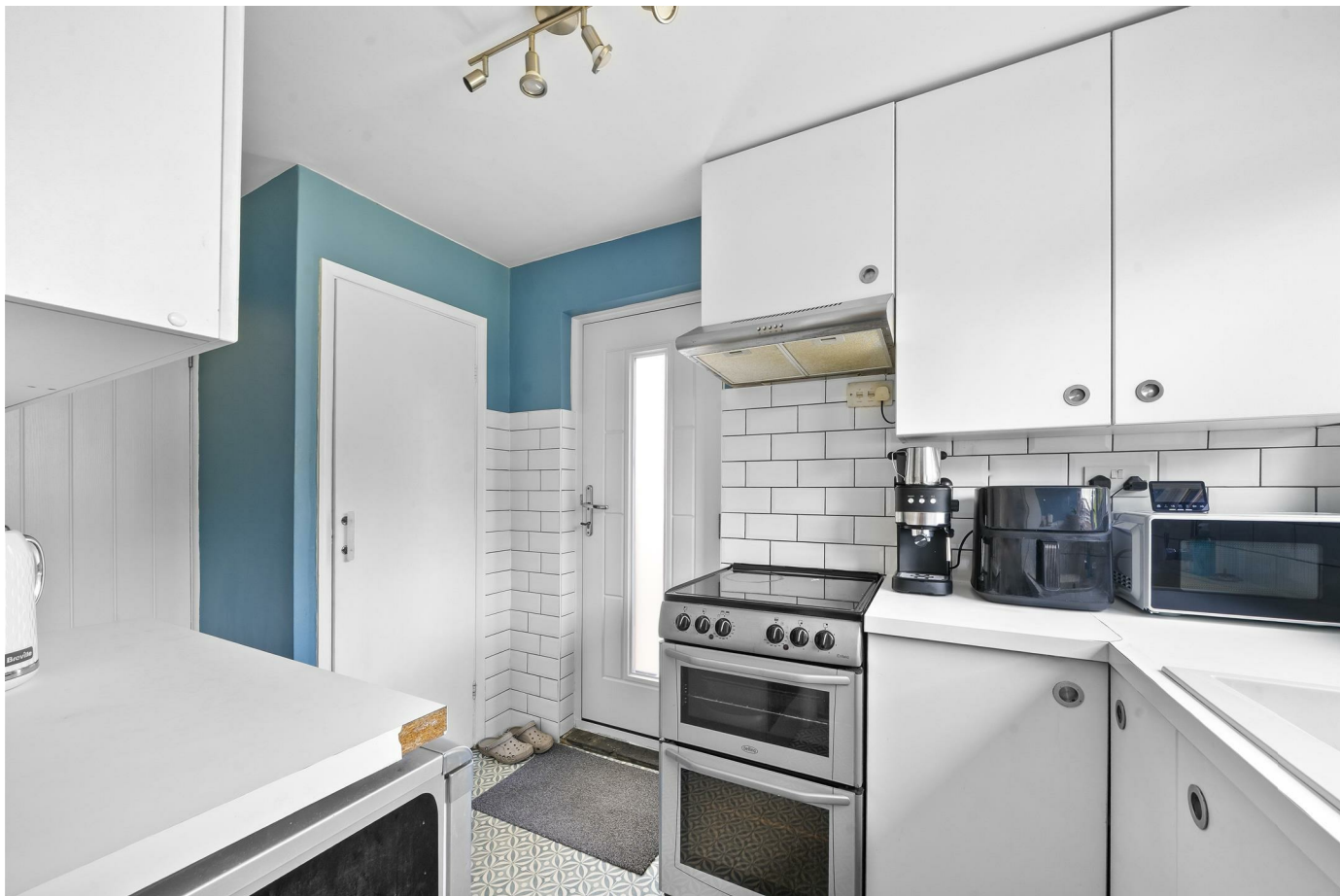
Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.



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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

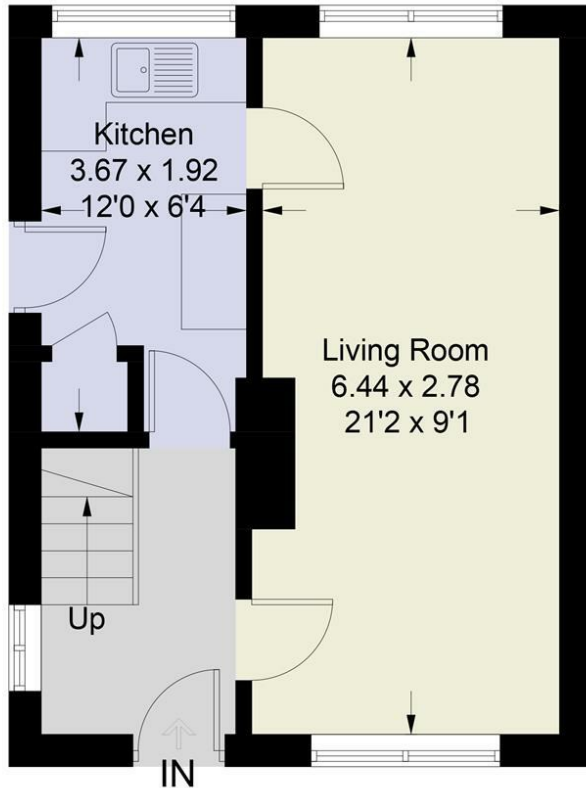
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



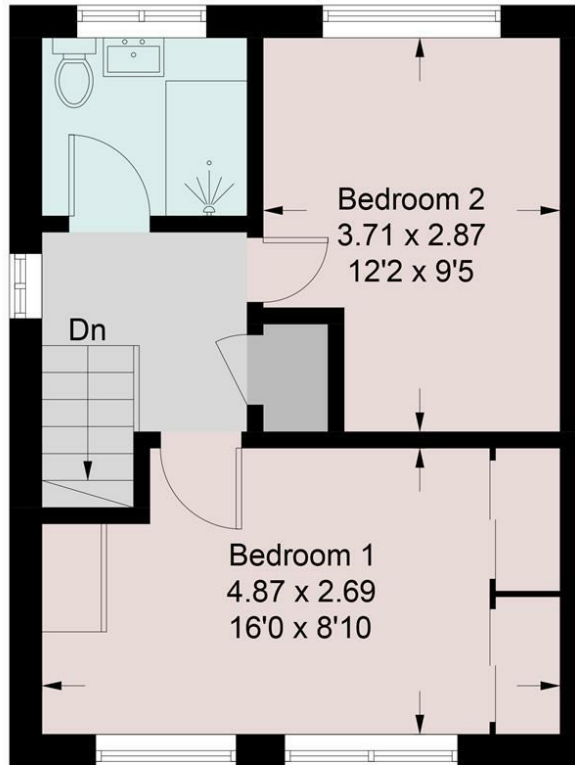
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Meagill Rise, Otley, LS21

Approximate Gross Internal Area = 62.2 sq m / 669 sq ft



Ground Floor

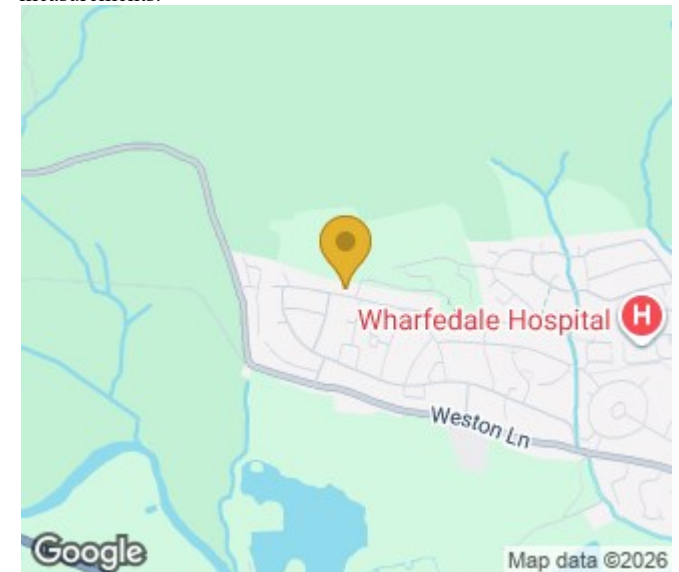


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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.



Call us on 01943 889010
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