



**58 ST. RICHARDS ROAD,  
OTLEY  
LS21 2AZ**

**Asking price £450,000**

#### FEATURES

- Beautifully Extended 5 Bedroomed Detached House Within A Very Popular Neighbourhood
- Light and Airy Through Sitting Room & Dining Area, Plus Separate Conservatory
- 4 Piece House Bathroom Including A Walk In Shower & A Bath
- Garage & Double Width Block Paved Driveway Providing Excellent Parking
- Neat Lawned Gardens To The Front, Side and Rear Elevations
- EPC Rating D / Council Tax Band D / Tenure: Freehold



**SHANKLAND  
BARRACLOUGH  
ESTATE AGENTS**

# 5 Bedroom House - Detached located in Otley

An ideal home for a growing family, this extended 5 bedrooomed detached house has been very well looked after and is ready to move straight into. The accommodation is arranged over two floors, complemented by sealed unit double glazing and gas fired central heating and commences with an entrance porch, the ideal area to kick off shoes and coats, which in turn leads to the hallway. A lovely light and airy through reception room with a sitting and dining area enjoying French doors out to the rear garden, together with a spacious conservatory providing a valuable additional living space. The ground floor is completed by a breakfast kitchen and a valuable downstairs wc. To the first floor is a landing, 5 bedrooms and a spacious house bathroom, fitted with a 4 piece suite that includes a walk in shower and a bath. Externally the property stands within neat lawned gardens to the front, side and the fully enclosed rear garden. Neat block paved double width driveway provides private off road parking and leads to an integral garage. To Arrange a viewing please contact Shankland Barracough 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 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 Porch

Half glazed uPVC door and window to the front elevation, this is the ideal place to kick off shoes and coats. Further door leads to the hallway.

## Hallway

Useful understairs storage cupboard, a central heating radiator and the staircase to the first floor.

## Sitting & Dining Room 24' x 10'8" max 8'6" min (7.32m x 3.25m max 2.59m min)

A lovely light and airy through reception room having a large window to the front and French doors out to the enclosed rear garden. Focal fireplace with a gas fire inset and two central heating radiators.

## Conservatory 12'10" x 8'10" (3.91m x 2.69m)

A great additional reception room, the conservatory has a central heating radiator, windows all around and a door to the garden.

## Breakfast Kitchen 16'7" x 10'4" max (5.05m x 3.15m max)

Offering a comprehensive range of fitted wall and base units having worksurfaces over including a breakfast bar peninsular, a sink unit inset and tiled splash backs surrounding. The kitchen also includes a built in electric oven and gas hob together with space and plumbing for a washer. Central heating radiator, windows to the rear and side elevations, with a connecting door giving access to the garage and an external door to the side pathway.

## Downstairs WC

Two piece suite in white comprising a wash hand basin, a low level wc, window to the rear and a central heating radiator.

## First Floor Landing

With the access hatch to the loft which is fitted with a pull down ladder, is boarded and has a light point.

## Bedroom 1. 12'11" x 10'7" (3.94m x 3.23m)

Central heating radiator and a window to the front elevation.

## Bedroom 2. 10'7" x 10'6" (3.23m x 3.20m)

Central heating radiator and a window to the rear elevation.

## Bedroom 3. 14'11" x 7'8" (4.55m x 2.34m)

Central heating radiator and a window to the front elevation.

## Bedroom 4. 11'1" x 7'8" (3.38m x 2.34m)

Central heating radiator and a window to the rear.

## Bedroom 5 or Study 9'8" x 6'1" (2.95m x 1.85m)

Built in cupboards over the bulkhead, a central heating radiator and a window to the front elevation.

## Bathroom

Fitted with a four piece suite in white, the bathroom includes a walk in shower, a bath, wash hand basin and a low level w.c. Complemented by tiled splash backs, a central heating radiator and a window to the rear elevation.



## Gardens, Parking & Garage

To the front is a neat double width driveway in block paving providing private off road parking. This leads to the integral garage (16'6" max x 8') which has a roller door to the front, houses the central heating boiler, has a door to the house and a further door and window to the side pathway. The gardens are neatly lawned with low stone walling and a selection of shrubs and bushes to the borders. The rear garden is fully enclosed and includes a patio, neat shaped lawn with stocked borders and a corner greenhouse / store. The rear garden also has an outside tap and external power points.

## 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

## Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Private Driveway & Integral Garage

## 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. 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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#### **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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This plan is for guidance only. It is not to scale and all measurements are approximate.  
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024



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>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
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