



6 RIVERDALE COURT, OTLEY LS21 1SU

Asking price £280,000

FEATURES

- Attractive Centrally Located Two Bedroomed Semi Detached House
- Two Double Bedrooms and A Smart Bathroom With A Walk In Shower
- Private Parking And A Garage
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Living Room, Dining Area, Kitchen And Conservatory To The Ground Floor
- Neat Easy To Maintain Gardens To The Front And Westerly Facing Rear
- Easy Walking Distance Of The Town Centre & Riverside Walks
- EPC Rating C / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Semi Detached With No Onward Chain

This smart two bedroom semi detached house, centrally located on Riverdale Court, Otley, was built in 1996. The property spans 635 square feet and features two well-proportioned reception rooms and a kitchen, ideal for both relaxation and entertaining. With two inviting bedrooms and a well-appointed bathroom, which has a walk in shower, this home is perfect for small families or couples seeking a peaceful retreat.

One of the standout features of this property is the lovely conservatory at the rear, which provides a serene view of the enclosed garden. The garden, enjoying a westerly aspect, is a wonderful space for outdoor activities or simply unwinding in the evening sun.

Parking is a breeze with private parking complemented by a garage, ensuring you have ample room for your vehicles and storage needs. The property is offered with the advantage of having no onward chain, making it an attractive option for those looking to move swiftly.

Location is key, and this home does not disappoint. Just a short walk from the town centre, residents can enjoy easy access to local shops, cafes, and amenities. Additionally, the nearby beautiful riverside walks provide a perfect setting for leisurely strolls or invigorating runs.

This property is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Don't miss your chance to make this charming house your own.

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 Porch

Via an outer door to the front elevation.

Living Room 13'11" x 11'9" (4.24m x 3.58m)

Having a window to the front elevation, two central heating radiators and a useful understairs cupboard that also has power supplied.

Dining Area 9'4" x 6'2" (2.84m x 1.88m)

Central heating radiator, an open aperture to the kitchen and French doors to the conservatory.

Kitchen 9'4" x 5' (2.84m x 1.52m)

Fitted range of wall and base units having worksurfaces over and a sink unit inset. Built in oven and hob with an extractor hood over, space and plumbing for a washer and space for a fridge. Wall mounted central heating boiler and a window to the rear elevation.

Conservatory 7'10" x 6'11" (2.39m x 2.11m)

Tiled flooring, windows and doors to the enclosed rear garden.

First Floor Landing

Having the access hatch to the loft.

Bedroom 1. 11'9" x 9'8" (3.58m x 2.95m)

Built in double cupboard providing good storage space, a window to the front elevation and a central heating radiator.

Bedroom 2. 11'9" x 6'6" (3.58m x 1.98m)

Window to the rear elevation and a central heating radiator.

Bathroom WC

Fitted with a three piece suite comprising a walk in shower with a glazed screen, a wash hand basin and a low level wc. Central heated towel rail, and a window to the side elevation.

Outside

To the front is a neat easy to maintain garden. To the side the property has a garage with private parking in front. The garage has an up and over door to the front with a personal door to the rear garden. The garden to the rear is a lovely garden with a selection of shrubs and bushes and enjoys a westerly aspect.

Tenure and Services

Tenure: Freehold/

All Mains Services Connected



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

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>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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

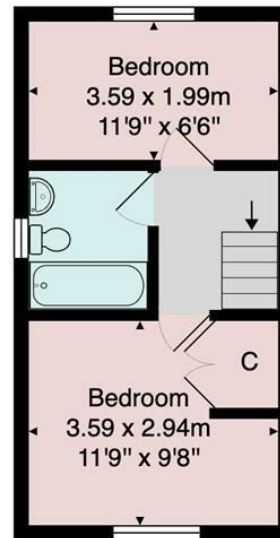
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

Total Area: 59.0 m² ... 635 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

**SHANKLAND
BARRACLOUGH**
 ESTATE AGENTS