



3 RIVERSIDE AVENUE, OTLEY LS21 2RT

Asking price £595,000

FEATURES

- Beautifully Appointed Stone Built Four Bedroomed Detached House
- Light And Airy Through Sitting Room With A Wood Burning Stove
- All New Bathrooms To The En-Suite, House Bathroom & Downstairs WC
- Ideally Located For The Local Primary Schools & Prince Henry's Grammar School
- Standing Within Neat Gardens, Together With Ample Driveway Parking And A Double Garage
- Separate Dining Room, Kitchen & Smart Newly Appointed Utility Room
- Situated Within A Highly Regarded & Much Sought After Neighbourhood
- EPC Rating C/ Tenure Freehold / Council Tax F



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Immaculately Presented 4 Bedroom Stone Built Detached House

Beautifully presented four bedroomed stone built detached house with neat gardens, excellent parking and a double garage, located within a highly regarded and much sought after neighbourhood. From the moment you walk in to this fine home you won't fail to be impressed. A spacious entrance porch leads to an excellent proportioned hallway and the newly fitted modern downstairs cloaks wc. There are two reception rooms, the spacious sitting room with windows to both the front and rear elevations offering a very pleasant outlook and with a warming wood burning stove and a study recess area. The dining room adjoins the kitchen and in our opinion, subject to gaining the required approvals, if combined would make for a perfect big modern dining kitchen. Finally there is a modern appointed utility room off of the kitchen. The first floor incorporates four bedrooms, with the principle bedroom having a stunning modern en-suite, with the other bedrooms serviced by the equally stunning modern house bathroom. With fresh decorations, new carpets and floor coverings, this fine home is ready to move into. To arrange your viewing, simply contact Shankland Barraclough Estate Agents in Otley and we will arrange your personal viewing.

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 just a few minutes walk away, together with the town offering a lovely mix of popular branded stores and a fantastic array of independently run shops, thus making Otley a very popular and sought after town in which to live.

The Accommodation...

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

Entrance Porch

Composite outer door and glazed side panel to the front elevation, the ideal area to kick off those muddy boots and wet coats.

Hallway

A spacious entrance hallway having newly fitted flooring, a tall designer radiator, two useful storage cupboards and the staircase to the first floor.

Downstairs WC

This newly fitted room is smartly presented having a wash hand basin to a vanity drawer unit and a low level wc. Central heating radiator and a skylight window.

Sitting Room 21'11" x 11'10" minimum 18' maximum (6.68m x 3.61m minimum 5.49m maximum)

A sizeable reception room having a focal wood burning stove inset to the chimney breast and with a stone hearth. Light and airy having large picture windows to the front and the rear bay, two central heating radiators and new carpeting.

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

Patio doors to the rear garden, a central heating radiator and new carpeting.

Kitchen 14'2" x 9' (4.32m x 2.74m)

Fitted kitchen units having worksurfaces over and a sink unit inset. Built in electric double oven and four ring gas hob and a central heating radiator. Window looking out to the rear garden and a door to the side elevation.

Utility Room

Newly appointed utility room having built in cupboards with a worksurface over, space and plumbing for a washer, a central heating radiator and a window to the side. The boiler is located to the tall cupboard in this room.

First Floor Landing

Window to the front, two useful storage cupboards and newly fitted carpet.

Bedroom 1. 14'8" x 11'1" (4.47m x 3.38m)

A nicely proportioned principle bedroom having a window overlooking the rear garden, a central heating radiator, decorative timber panelling with LED backlighting to one wall and a newly fitted carpet.

En-Suite

Newly fitted, this smart stylish en-suite includes a large walk in shower with glazed screens, black rain flow shower head and further shampoo shower. Wash hand basin to a modern wall mounted vanity unit with a black mixer tap and finally a low level wc. Complemented by smart modern tiling, electric radiator, new floor covering and a window to the front elevation.

Bedroom 2. 13'1" x 9'7" (3.99m x 2.92m)

Built in double wardrobe, a central heating radiator, window looking over the rear garden and new carpeting.

Bedroom 3. 9'4" x 8'9" (2.84m x 2.67m)

Built in single wardrobe, a central heating radiator, window overlooking the rear garden and new carpeting.

Bedroom 4. 9'1" x 8'1" (2.77m x 2.46m)

Central heating radiator, window to the front and new carpeting.



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House Bathroom

Beautifully presented with a smart newly fitted three piece suite that comprises a panelled bath with a shower and a screen over, a wash hand basin to a wall hung wash hand basin and a low level wc. The bathroom is complemented by stylish modern tiling, new floor covering, a central heating radiator and a window to the front elevation.

Gardens, Garage & Driveway

To the front elevation is a neat block paved driveway providing excellent off road parking. This leads to a double garage 17' x 16'4 with an up and over door to the front and a window to its side. The front garden is laid to lawn together with a shrubbed border. Moving around to the rear the garden is fully enclosed, ideal for pets and young children, having a neat paved patio, a lawn, raised beds and borders.

Tenure & Services

Tenure: Freehold

All Mains Services Connected

Council Tax

North Yorkshire Council Tax Band F. For further details on Council Tax Charges please visit www.harrogate.gov.uk or telephone them on 01423 500600

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 47 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>

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



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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.

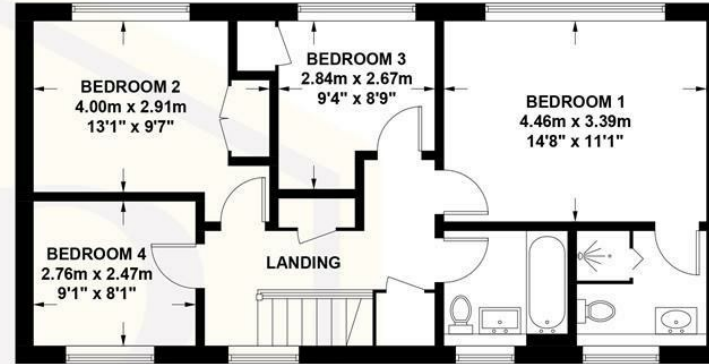
Please Note

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.



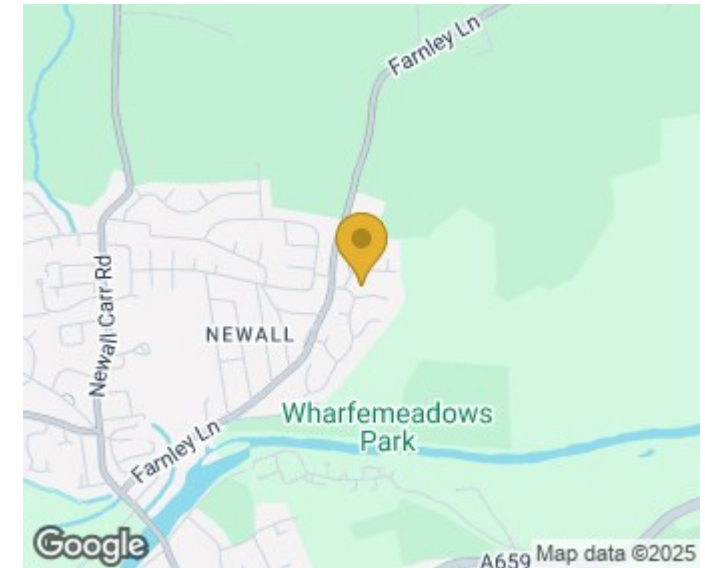
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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	69	
(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.



T: Call us on 01943 889010
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