



21 RIVERSIDE WALK, OTLEY LS21 1FG

Asking price £585,000

FEATURES

- 4 Bedroom Detached House Looking Over The River Wharfe
- Spacious Modern Appointed Dining Kitchen with Integrated Appliances
- Southerly Facing Fully Enclosed Private Rear Garden
- Easy Walking Distance Of Schools & Town Centre Shops
- Council Tax Band F / Tenure Freehold
- House Bathroom, En-suite to Bedroom 1 & Downstairs WC
- Lovely Sitting Room & Separate Family Room
- Private Parking & EV Charging Point
- Popular Location Close To Picturesque Riverside Walks
- EPC Rating C



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4 Bedroom Detached House Located In Otley

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

Entrance Hallway

Via an outer door to the front, this welcoming hallway includes a central heating radiator, useful storage / coats cupboard and the staircase to the first floor.

Downstairs WC

Smart two piece suite in white including a low level wc, a wash hand basin and a central heating radiator.

Dining Kitchen 19'5" x 12'8" (5.92m x 3.86m)

The perfect area for all the family or for parties with friends, this spacious dining kitchen has French doors and windows to the fully enclosed southerly facing rear garden. The kitchen offers an extensive range of fitted kitchen units having worksurfaces over, a sink unit inset and tiled splash backs surrounding. The kitchen includes a large 6 ring gas hob with an extractor hood over, an electric oven, an integrated dishwasher and fridge-freezer. Central heating radiators.

Family Room / Playroom 11'5" x 10'2" (3.48m x 3.10m)

Adjoining the dining kitchen providing a great flexible space, currently used as a playroom with a tall central heating radiator and a window to the rear.

Utility Room & Storage Area 10'2" x 7' (3.10m x 2.13m)

Having a built in sink unit, plumbing for a washer, light and power points. Great storage space which the current owners use for bikes, tents etc.

Sitting Room 17' x 11'7" (5.18m x 3.53m)

An attractive calm sitting room having a bay window to the front elevation and two central heating radiators.

First Floor Landing

Having an airing cupboard housing the hot water cylinder.

Bedroom 1. 16' x 14'3" max (4.88m x 4.34m max)

A very pleasant principle bedroom having fitted wardrobes to one wall, a central heating radiator and a window to the front looking over the banks of the River Wharfe.

En-Suite Bedroom 1.

Fitted with a three piece suite comprising a shower cubicle, a wash hand basin and a low level wc. Complemented by tiling to the walls, a heated towel rail and a window to the front elevation.

Bedroom 2. 18'6" x 10'2" (5.64m x 3.10m)

Light and airy having windows to the front and rear elevations, built in wardrobes and two central heating radiators.

Bedroom 3. 11'4" x 9'9" (3.45m x 2.97m)

Window to the rear and a central heating radiator.

Bedroom 4. 10'1" x 8' (3.07m x 2.44m)

Central heating radiator and a window to the rear elevation.

House Bathroom

Smart house bathroom fitted with a panelled bath having a shower and a screen over, wash hand basin and a low level wc. Complemented by tiling to the walls, a central heated towel rail and a window to the side elevation.

Outside

Lawned front garden with boxed hedging. To the rear is a southerly facing garden, fully enclosed by walling and fencing, with a stone patio and lawn. Driveway parking for two cars is found to the rear and has an EV charging point.

Tenure and Services

Tenure: Freehold. Please note that each property on Garnetts Wharfe contribute to the maintenance of the green areas. The charge is approximately



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£220 per annum for 2024.
All Mains Services Connected

Council Tax Leeds

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

Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. 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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Money Laundering, Terrorist Financing and Transfer

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all prospective buyers once a price and terms have been agreed on a purchase. 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 for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being lamproperty/movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

Please Note

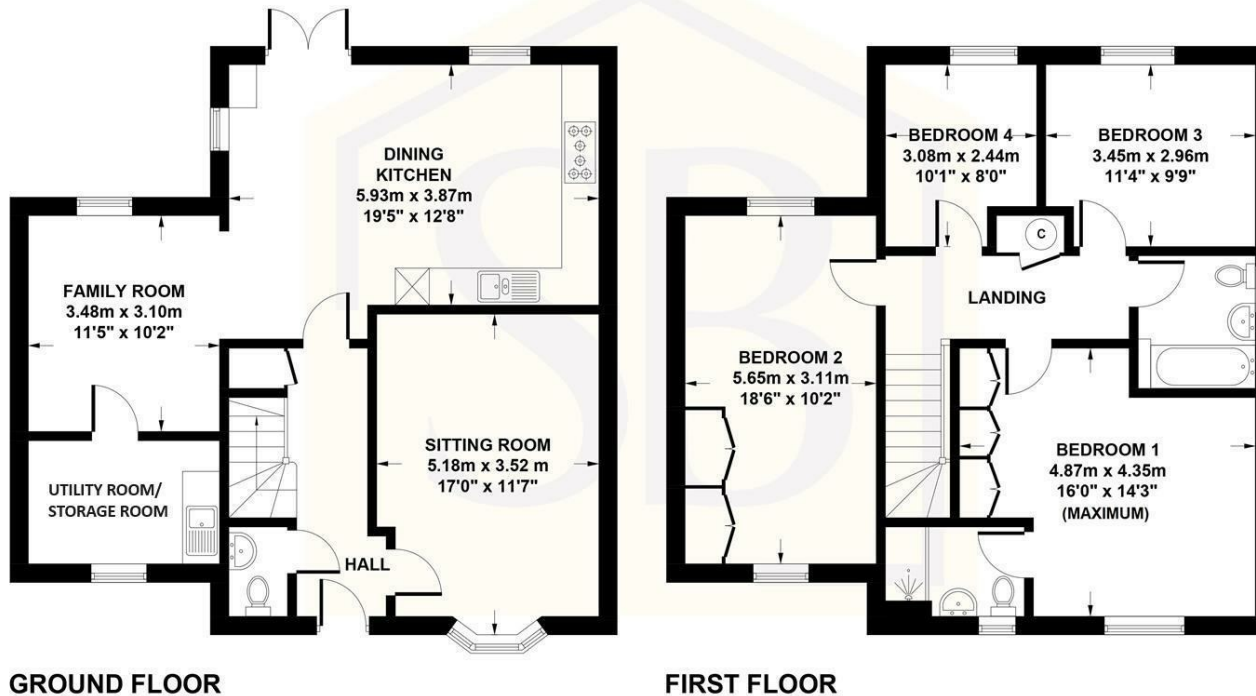
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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

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) A		90
(81-91) B	80	
(69-80) C		
(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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