



59 ST. RICHARDS ROAD, OTLEY LS21 2AL

Asking price £340,000

FEATURES

- Highly Attractive Extended Semi Detached Within A Sought After Neighbourhood
- Southerly Facing Fully Enclosed Private Garden To The Rear Elevation
- Three Bedrooms, All With Fitted Wardrobes / Smart 4 Piece House Bathroom
- EPC Rating D / Council Tax Band D / Tenure Freehold
- Great Family Home Close To Local Schools Including Prince Henry's Grammar School
- Neat Block Paved Driveway And A Detached Single Garage
- Sitting Room, Dining Room, Garden Room, Kitchen, Hallway And Downstairs WC
- Offered With The Advantage Of Having NO ONWARD CHAIN



Extended 3 Bedroom Semi With A Great Garden, Driveway & Garage

Offered with the advantage of having NO ONWARD CHAIN, we are delighted to offer for sale this lovely three bedroomed semi detached house which benefits from being extended to the ground floor, offering attractive light and airy accommodation that is truly ready to move straight into. The property stands within a good sized garden with the rear being southerly facing and fully enclosed, ideal for families and pets alike. A neat block paved driveway provides off road parking and leads on to a single garage. Internally the house is complemented by gas fired central heating and sealed unit double glazing and commences with a warm and welcoming entrance hallway with a valuable downstairs wc off. The spacious sitting room is located to the front, whilst to the rear is a great interconnecting family space with the kitchen, dining area and the fantastic garden room being a real feature of this home. To the first floor is a landing, there are three bedrooms, all with fitted wardrobes and the house bathroom which has a smart four piece suite in white including a bath and a shower cubicle. To arrange a viewing of this lovely home, contact Shankland Barraclough Estate Agents in Otley and we would be delighted to show you around.

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 easy walking distance, together with a lovely mix of popular branded stores and a fantastic array of independently run shops in the town centre, making Otley a very popular and pleasant town in which to live.

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

Entrance Hall

A long and welcoming hallway having a uPVC outer door to the front elevation, two central heating radiators, windows and the staircase to the first floor with a cupboard below that provides plumbing and space for a washer.

Downstairs WC

Modern two piece suite in white comprising a low level wc and a wash hand basin. Central heating radiator and a window to the side elevation.

Sitting Room 13'8" x 12'4" (4.17m x 3.76m)

Electric fire inset to the chimney breast with a floating wooden mantle over. Ceiling cornice, a central heating radiator and bay window to the front elevation.

Dining Area 8'11" x 8'3" (2.72m x 2.51m)

With open apertures to both the kitchen and the garden room, the dining area also includes a central heating radiator.

Garden Room 15'7" x 7'4" (4.75m x 2.24m)

A great addition to this property the garden room enjoys a pitched roof with two Velux styled windows inset throwing the light in together with double sliding doors and full length windows to the southerly facing rear garden. Anthracite grey tubular radiator and a window to the side elevation.

Kitchen 10' x 9'2" (3.05m x 2.79m)

Offering a good number of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes an electric double oven and hob with an extractor hood over, has lovely oak flooring, a central heated towel rail, window and door to the side elevation.

First Floor Landing

Modern spindles and hand rail around the staircase and a window to the side elevation.

Bedroom 1. 11'4" x 11'4" (3.45m x 3.45m)

With built in mirror fronted wardrobes offering a superb amount of hanging and storage space. Central heating radiator and a window to the front elevation.

Bedroom 2. 11'7" x 10'6" (3.53m x 3.20m)

With built in wardrobes and cupboards to one wall, a central heating radiator and a window to the rear looking over the garden.

Bedroom 3. 7'4" x 7'1" (2.24m x 2.16m)

Built in bed base and single wardrobe making the best of the space. Central heating radiator and a window to the front elevation.

Bathroom

Fitted with a smart four piece suite in white comprising a panelled bath, a shower cubicle with a glazed door, a wash hand basin and a low level wc. Complemented by tiled splash backs, an airing cupboard that houses the central heating boiler, a central heated towel rail and two windows.



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Attic

Having a pull down ladder giving easy access to the loft which is boarded for storage and have two Velux styled windows to the rear elevation.

Outside

The front has a brick wall with a gravelled garden for easier maintenance with a selection of shrubs to the borders and the central display. A neat block paved driveway provides private off road parking and leads past the side on to a detached garage with light and power. Moving around to the rear is a larger garden which is fully enclosed and enjoys a southerly aspect, perfect for the summer days and early evenings. Directly from the garden room is a decked patio with an astro turf finish. This leads down to the main garden with a large patio area and a neat lawn, together with a timber summerhouse store to the rear of the garage.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 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>

Council Tax Leeds

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

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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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.

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.

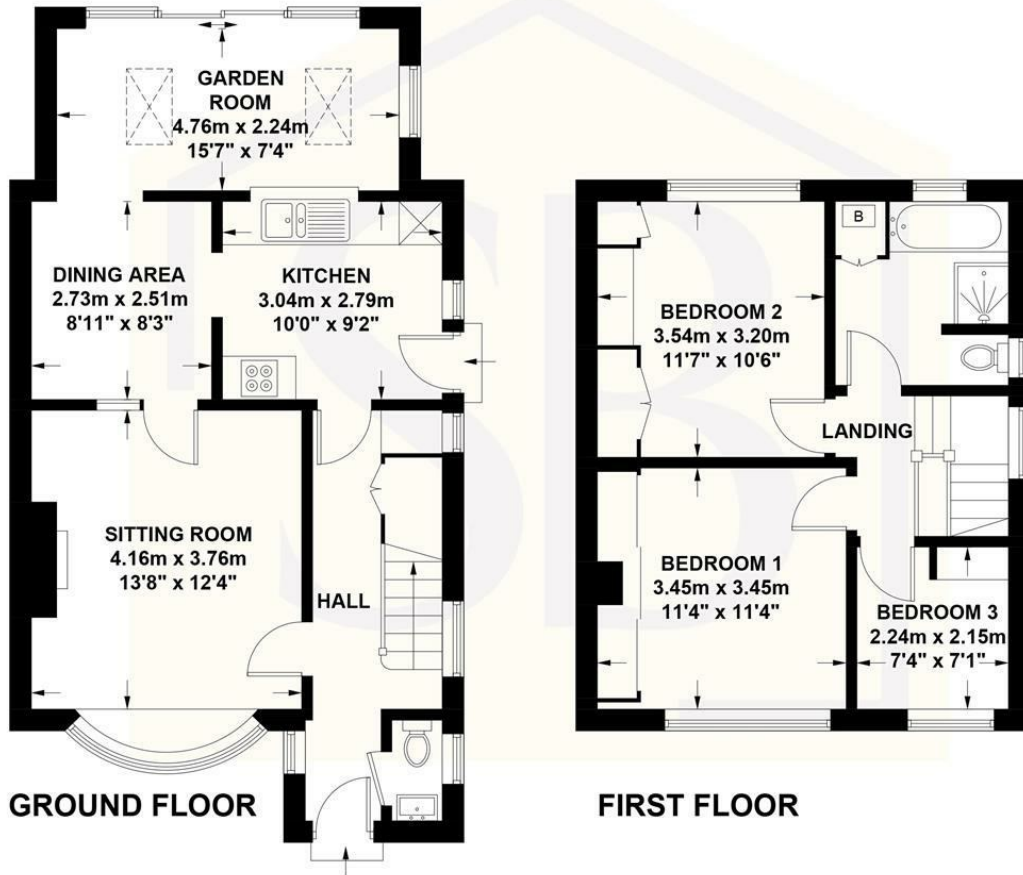
Please Note

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) A		
(81-91) B		81
(69-80) C	67	
(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
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

