



5 ST. RICHARDS ROAD, OTLEY LS21 2AL

Asking price £395,000

FEATURES

- An Immaculate, Smartly Presented Four Bedroom Semi Detached House
- Three Bedrooms To The First Floor And The Smart Modern House Bathroom With A Walk In Shower
- Attractive & Welcoming Sitting Room With A Wood Burning Stove
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Attic Conversion Creating A Principle Bedroom with A Stunning Four Piece House Bathroom
- Well Appointed Dining Kitchen with French Doors To The Rear Garden
- Neat Gardens Front & Rear, Driveway Parking & A Single Garage
- EPC Rating C / Tenure Freehold / Council Tax Band C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroom Family Home Close To Prince Henry's Grammar School.

Set in a small cul-de-sac, offered with the advantage of having NO ONWARD CHAIN, this stylish modernised four bedroom semi detached house must be viewed to fully appreciate the extended accommodation and the quality of the fixtures and fittings on offer. The property commences with a welcoming entrance hallway, an attractive sitting room sits to the front of the house and includes a focal wood burning stove. A dining kitchen with French doors to the rear garden offers a good range of fitted units and is an ideal for family living or entraining with friends. The first floor includes three bedrooms, two doubles and one single, together with the house bathroom that is smartly appointed with a large walk in shower. Finally to the top floor is a fantastic principle bedroom with a smart modern four piece en-suite that includes a stand alone bath and a walk in shower. Externally there are neat gardens to the front and rear, driveway parking and a detached garage. Viewings are by appointment via 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 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 Hallway

A welcoming entrance to the house via a smart modern composite outer door with a frosted glazed window to its side, a central heating radiator, staircase to the first floor with a useful understairs storage cupboard below that houses the central heating boiler.

Sitting Room 15'1" x 12'4" (4.60m x 3.76m)

A lovely reception room having a large window to the front elevation, a central heating radiator and a focal wood burning stove inset to the chimney breast.

Dining Kitchen 18'6" x 8'10" (5.64m x 2.69m)

Fitted kitchen units having Granite worksurfaces over, a sink unit inset and tiled splash backs over. The kitchen includes a built in oven and hob, an integrated fridge-freezer and plumbing for a washing machine. Central heating radiator, French doors to the rear garden, window to the side and a half glazed door to the rear.

First Floor Landing

With access to the following rooms:

Bedroom 2. 11'4" x 11'2" (3.45m x 3.40m)

Central heating radiator and a window to the front elevation.

Bedroom 3. 11'6" x 10'3" (3.51m x 3.12m)

Central heating radiator and a window to the rear garden.

Bedroom 4. 7'5" x 7'2" (2.26m x 2.18m)

Built in cupboard, central heating radiator and a window to the front elevation.

Bathroom

A smartly appointed house bathroom fitted with a three piece suite in white comprising a large walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Central heated towel rail and a window to the rear.

Second Floor

Bedroom 1. 15'10" x 10'8" (4.83m x 3.25m)

This converted attic with a full dormer offers an excellent principle bedroom that includes a central heating radiator and a window to the rear.

En-Suite Bathroom

A spacious and luxuriously appointed en-suite, fitted with a four piece suite that includes a stand alone bath, a walk in shower cubicle, wash hand basin to a vanity unit and a low level wc. Central heated towel rail and a window to the rear.



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Outside

To the front is a neat lawned garden with stocked borders and a driveway providing private off street parking. To the rear is a single detached garage with light and power supplied, together with a vent for a tumble dryer. The garden is privately and securely enclosed and includes a patio, neat lawn with a selection of shrubs and bushes to the borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & 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 calls area available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

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.

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.

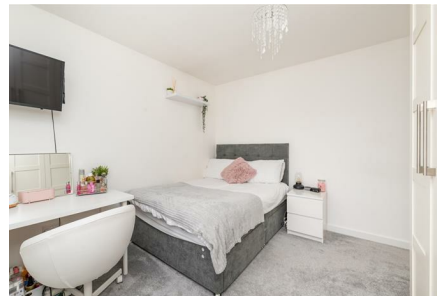
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

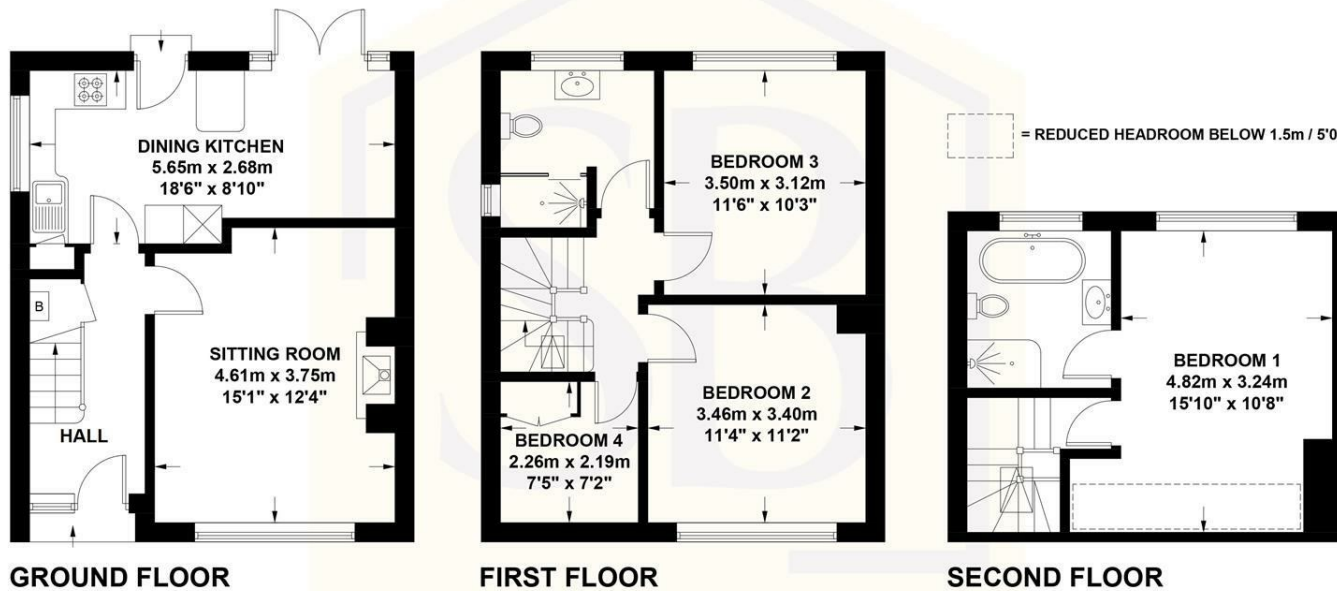
Offer Acceptance & AML Regulations

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.



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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		
(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.



T: Call us on 01943 889010
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

