



80 RIVERSIDE PARK, OTLEY LS21 2RW

Asking price £550,000

FEATURES

- Beautifully Presented Stone Built Detached House
- Sitting & Dining Room, Extended Light & Airy Being Predominately Glazed To The Rear
- Smartly Appointed Dining Kitchen, Valuable Utility Room & A Study
- Downstairs Cloaks wc, Four Piece House Bathroom And An En-suite To The Principle Bedroom
- Delightful Immaculate Landscaped Gardens Privately Enclosed And Of Good Proportions
- Extensive Parking For Several Cars And A Large Garage
- Great Location Within Easy Walking Of Prince Henry's Grammar School & The Town Centre
- EPC Rating D / Tenure Freehold / Council Tax E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning Detached, Double Garage & Beautiful Private Gardens

An immaculately presented three (formerly four) bedroom detached, stone built family home with ample parking for several cars including a large garage and a most delightful fully enclosed landscaped garden of good proportions found to the rear. Located within a very popular and established neighbourhood ideally placed for Prince Henry's Grammar school, the picturesque Wharfe Meadows Park and within comfortable walking distance of Otley town centre. The property, which has been thoughtfully extended, commences with an entrance vestibule to a warm and welcoming hallway. There is a smartly presented modern dining kitchen, whilst to the rear is a fantastic proportioned sitting and dining room with a majority of the rear being glazed and looking out to the beautiful private rear garden. The ground floor also offers a valuable downstairs wc, a utility room and a small study. The first floor with a light and airy landing gives access to the three excellently proportioned bedrooms all with fitted storage, a smart en-suite to the principle bedroom and a modern four piece house bathroom. To arrange your viewing on this immaculate home, 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 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 Vestibule

Via an outer door to the front elevation, the vestibule includes built in cupboards, ideal for boot / show storage.

Hallway

With attractive wooden flooring, the hallway has the staircase to the first floor with a useful cupboard below and a central heating radiator.

Sitting & Dining Room 25'2" x 16'10" max (7.67m x 5.13m max)

A fabulous proportioned reception room which has been extended to the rear with large

glazed windows and sliding doors looking out and leading to the fabulous private rear garden. Focal fireplace with an electric fire inset and two central heating radiators.

Dining Kitchen 15'10" x 9'11" (4.83m x 3.02m)

Offering a sleek modern range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes a built in electric double oven and hob with an extractor hood over, an integrated dishwasher and fridge. Central heating radiator, windows front and side and a door to the side elevation.

Utility Room

Smart modern utility room fitted with a good range of fitted cupboards providing excellent storage, a sink unit and plumbing for a washer. Central heating radiator.

Study 7'9" x 5'2" (2.36m x 1.57m)

Useful room having a skylight window and a central heating radiator.

First Floor Landing

Window to the side elevation, a central heating radiator and the access hatch to the loft.

Bedroom 1. 12'7" x 12'2" (3.84m x 3.71m)

Having built in wardrobes to one wall, a central heating radiator and a window to the rear elevation.

En-Suite

Fitted with a three piece suite in white comprising a walk in shower, a wash hand basin to a vanity unit and a low level wc. Complemented by tiled walling, a central heated towel rail and a window to the rear.

Bedroom 2. 9'8" x 7'6" plus robes (2.95m x 2.29m plus robes)

Built in sliding fronted wardrobes to one wall, a central heating radiator and a window to the front elevation.

Bedroom 3. 8'10" x 8'10" (2.69m x 2.69m)

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

House Bathroom

A modern four piece house bathroom comprising a panelled bath with a shower and a screen over, a wash hand basin to a large vanity unit with a large mirror and mirror fronted cupboards over. Bidet and a low level wc. Complementing the bathroom are smart fully tiled walls and tiled flooring, a window to the side elevation and a central heated towel rail.



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Outside

To the front there is ample parking for several vehicles to the neat block paved area which in turn leads on to the garage. The garage (17'11" x 14'9") has an up and over door to the front, window to the side, houses the central heating boiler and has a connecting door to the house. Moving around to the rear is a wonderful private garden of good proportions, immaculately presented and landscaped creating the most tranquil of settings. The garden includes a stone paved patio with a neat shaped lawn having attractive stocked borders offering a lovely selection of shrubs, bushes and plants, all privately and safely enclosed by fencing.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and Double 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>

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.

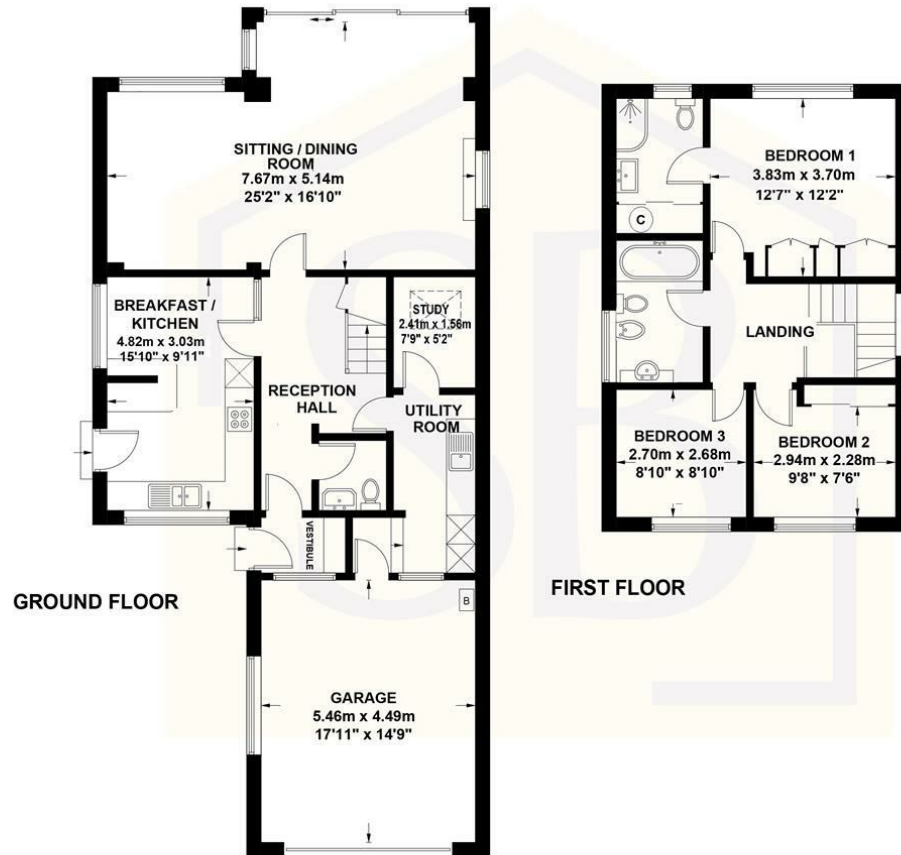
Please Note

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		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(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@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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