



# 13 RIDDING GATE, OTLEY LS21 2EN

**Asking price £225,000**

## FEATURES

- Brick Built Semi Detached House, Offering Great Scope, In Need Of Modernisation
- Excellent Sized Plot With Ample Parking, Two Garages & A Workshop.
- Sitting Room, Kitchen, Hallway, Utility A Downstairs WC To The Ground Floor
- EPC Rating D / Tenure Freehold / Council Tax B
- Attractive Open Outlook Over The Recreational Green
- Two Bedrooms, Both Good Sized Doubles
- House Bathroom Currently Fitted With A Three Piece Suite Including A Shower Cubicle
- Offered With The Advantage Of Having NO ONWARD CHAIN.



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 2 Bedroom House - Semi-Detached located in Otley

Offered with the advantage of having NO ONWARD CHAIN, this well proportioned house with good parking, two garages and workshop offers great potential. Now in need of modernisation, the scope with this house is great. Looking out over a recreational green, the property commences with an entrance hallway, a good sized light and airy through sitting room and a kitchen. Off the kitchen is a rear lobby with a utility and downstairs wc. Moving up to the first floor there are two good sized double bedrooms and the bathroom, fitted with a three piece suite that includes a walk in shower. Externally the property sits within a good sized plot offering scope for extension (subject to gaining the required approvals) and would make for an excellent home for a couple or a family alike. There is ample parking for several vehicles together with two garages and a workshop found at the back of the garden. To arrange your viewing on this property please contact Shankland Barraclough Estate Agents in Otley.

## 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

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

### Entrance Hall

Via a uPVC glazed door to the front elevation, a central heating radiator, window and the staircase to the first floor.

### Sitting Room 19'6" x 11' (5.94m x 3.35m)

Windows to the front and rear elevations and two central heating radiators.

### Kitchen 10'5" x 8'5" (3.18m x 2.57m)

Fitted wall and base units having worksurfaces over and a sink unit inset. Provision for a gas cooker, under stairs cupboard and a window to the rear. Door to the rear lobby.

### Rear Lobby

Fitted cupboards, tiled floor, windows and a door to the rear garden.

### Utility & Downstairs WC

Fitted cupboards, tiled flooring, a window to the rear, plumbing for a washer, a wash hand basin and a low level wc.

### First Floor Landing

With access to the following rooms:

### Bedroom 1. 15'2" x 9'7" (4.62m x 2.92m)

Fitted wardrobes, a central heating radiator and a window to the front with a good open outlook.

### Bedroom 2. 11'1" x 9'9" (3.38m x 2.97m)

Fitted cupboards, a central heating radiator and a window to the rear.

### Bathroom

Currently fitted with a three piece suite that includes a corner shower cubicle, a wash hand basin and a low level wc. Tiled walls, a central heating radiator.

### Outside

The property stands within a good sized garden plot to the front side and rear providing an outstanding amount of parking together with two garages and a workshop found to the back of the rear garden.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Garages



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### 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 City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://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](mailto: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

### 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.



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### **Offer Acceptance & AML Regulations**

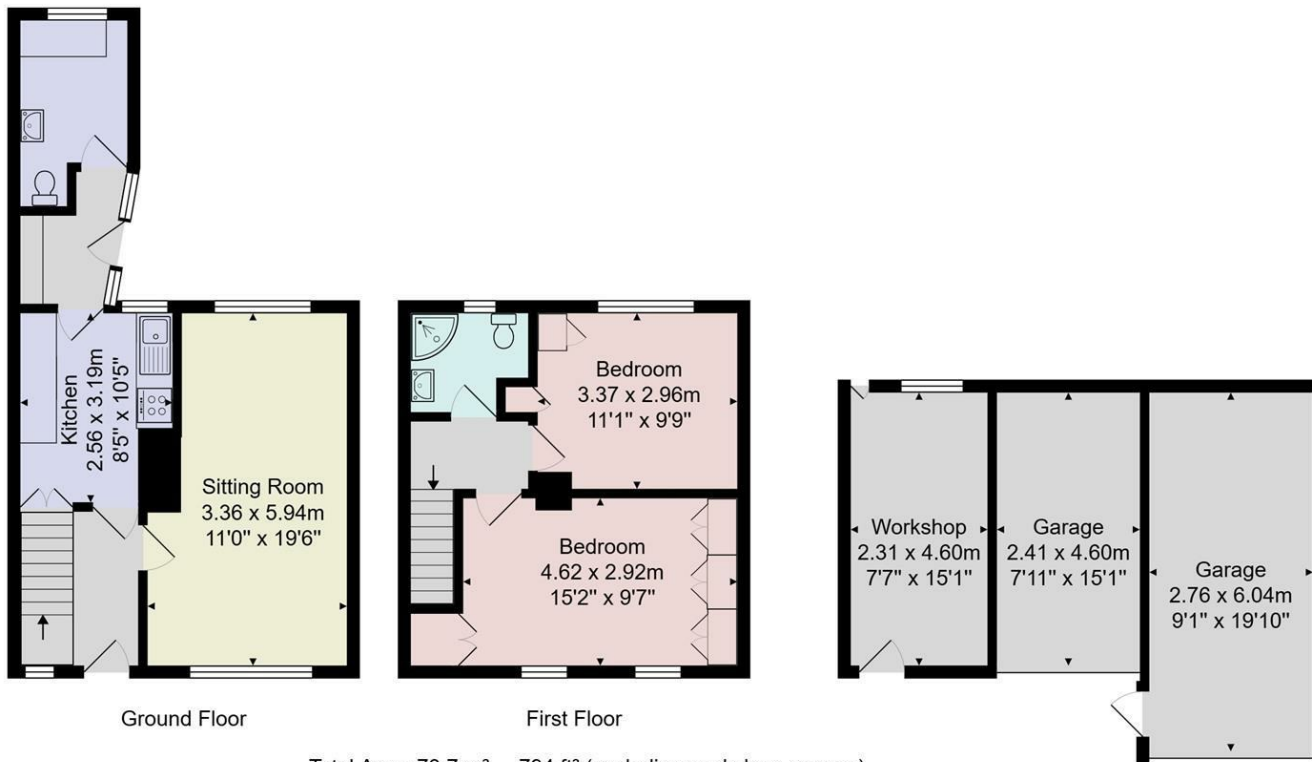
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 73.7 m<sup>2</sup> ... 794 ft<sup>2</sup> (excluding workshop, garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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](mailto:info@shanklandbarracrough.co.uk)**  
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