





25 RIDDING GATE
OTLEY
LS21 2EN

Asking price £350,000

FEATURES

- Extensively Modernised And Updated In The Past Year Creating A Stunning 4 Bedroom Home
- Luxurious Dining Kitchen With AEG Appliances All Included
- Plantation Blinds Added To The Windows & French Doors In All The Rooms
- Sitting Room With A Stunning Media Wall, Built In Fire & Shelving
- Stunning En-Suite To The Principle Bedroom & A Fully Tiled House Bathroom
- Good Parking To The Driveway With An EV Charging Point & A Large Garage
- Remodelled Gardens With Artificial Lawns To The Front & Rear For All Year Round Use
- Tenure Freehold / EPC Rating C / Council Tax Band C

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Beautifully Appointed 4 Bedroomed Semi-Detached House

This stunning semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,227 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next.

The property features two modern bathrooms, catering to the needs of a busy household while providing a touch of luxury. The well-equipped kitchen offers ample space for culinary pursuits, and the adjoining dining area is perfect for family meals or gatherings with friends enjoying direct access to the rear garden.

Outside, the property is set within neat gardens to the front and fully enclosed rear, both laid with an artificial lawn for easier maintenance and all year round use. The property also benefits from parking for two vehicles, and a large garage a valuable asset in this desirable location.

This semi-detached house with quality plantation shutters fitted to all the rooms and an open outlook over the recreational green to the front, offers both comfort and practicality in a sought-after neighbourhood. This stunning home presents an excellent opportunity and viewings can easily be arranged by contacting 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 and 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:

Ground Floor

Entrance Area
With a composite entrance door, window to the front elevation with plantation shutters fitted and a central heating radiator.

Cloakroom
With a low level wc and a wash hand basin. Central heating radiator, tiled walls and a window to the front elevation with plantation shutters fitted.

Sitting Room 15"'8" x 11'8" (4.57m'2.44m x 3.56m)
A lovely relaxing reception room having a feature media wall with attractive shelving either side with a modern fire inset. Central heating radiator, staircase to the first floor and a window to the front elevation with plantation shutters fitted.

Dining Kitchen 18'8 x 11'8" (5.69m x 3.56m)
The perfect area for the family or when entertaining, this modern fitted dining kitchen is beautifully presented and comes completed with quality AEG appliances included. Offering an excellent number of fitted kitchen units having quartz worksurfaces and upstands fitted, the kitchen includes a double oven, induction hob, integrated dishwasher, washer/dryer, fridge-freezer and a wine fridge. Additional storage space to the deep understairs cupboard, central heating radiator, window and French doors to the garden, both with plantation shutters fitted.

First Floor

Landing
With access to the generous loft area.

Bedroom 1. 12'8" x 11'3" (3.86m x 3.43m)
Windows to the rear with plantation shutters fitted and a central heating radiator.

En-Suite Shower Room
This smart modern en-suite includes a three piece suite comprising a generous walk in shower with a glazed screen, a wash hand basin and a low level wc. Built in linen cupboard , heated towel rail and window to the rear elevation.

Bedroom 2. 15'4" maximum x 9'2" (4.67m maximum x 2.79m)
Window to the front elevation having plantation shutters fitted and a central heating radiator.

Bedroom 3. 11'1" x 7'10" (3.38m x 2.39m)
Window to the front with plantation shutters fitted and a central heating radiator.

Bedroom 4. 9'2" x 9'0" (2.79m x 2.74m)
Window to the rear elevation having plantation shutters fitted and a central heating radiator.

Bathroom
Fully tiled walls to the house bathroom, which is fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Central heated towel rail, an extractor fan, window to the rear with plantation shutters fitted.

Outside
To the front is a neat garden with an artificial lawn, a double driveway with EV charging point and the attached garage (20'x 13'10" max) with multiple power points fitted. Moving around to the rear is a good sized private garden, fully enclosed and laid with an artificial lawn allow all year round use, perfect for families.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Ultrafast Broadband up to 10000 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

Flood Risk Summary
Surface Water - Very Low/Low
Rivers & Sea - Very Low/Low

For up-to-date flood risk summaries on this or any property, please visit the governments website https://www.gov.uk/check-long-term-flood-risk

Council Tax Leeds
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











26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ







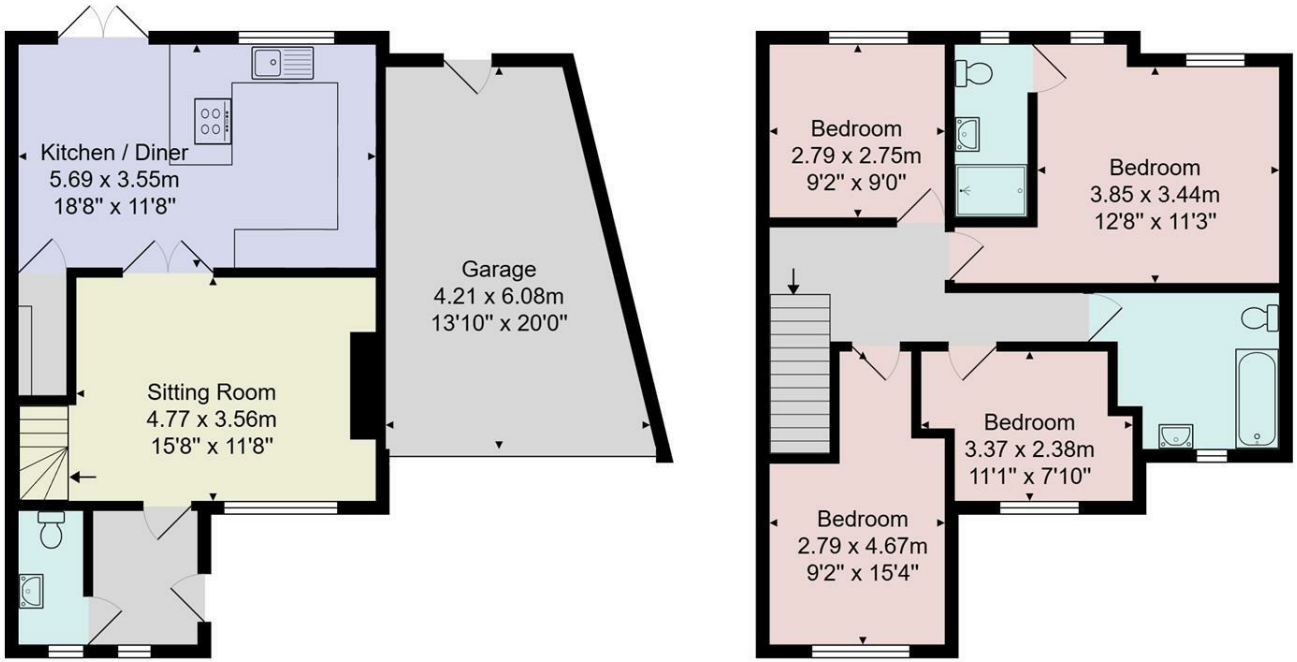


Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective 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.

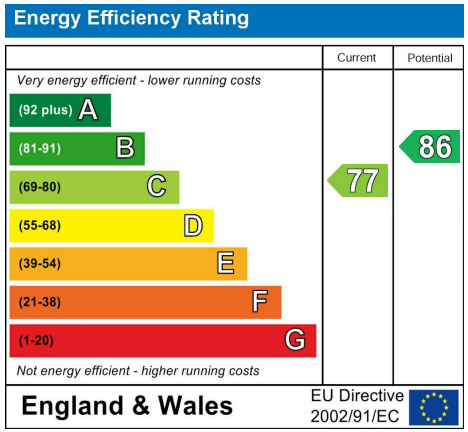
Mortgage Advice
We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

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.



Total Area: 133.2 m² ... 1434 ft²
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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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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