



# RIFFA VILLA HARROGATE ROAD, LEATHLEY LS21 2PS

**Asking price £499,500**

## FEATURES

- An Individual Three Bedroom Detached House With Stunning Countryside Views To The Rear
- Standing Within A Deceptively Spacious Garden (Again With Great Views) Together With Good Parking And A Garage
- Light And Airy Through Reception Room With A Wood Burning Stove & Patio Doors To The Raised Decked Platform
- Smart Modern Extended Kitchen With Fully Integrated Appliances Included
- Valuable Downstairs WC and A Utility Room
- Modern Three Piece House Bathroom
- Large Boarded Attic Space With Pull Down Ladder
- EPC Rating D / Tenure Freehold / Council Tax Band D



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# 3 Bedroom Detached With Great Gardens & Stunning Views

Located on the edge of Pool In Wharfedale, this delightful detached house on Harrogate Road with stunning open views to the rear offers a perfect blend of character and modern living. Believed to have been built around the 1930's, the property boasts a spacious 1,116 square feet of well-appointed accommodation, making it an ideal family home.

As you enter, you are welcomed into a generous reception room that exudes warmth and character, providing a perfect space for relaxation and entertaining. The kitchen is smartly appointed and was extended a few years ago to increase its size, also adding a utility room and a valuable downstairs w.c. The house features three comfortable bedrooms, and a well-equipped bathroom that caters to the needs of family life.

One of the standout features of this property is the stunning far-reaching views that can be enjoyed from various vantage points within the home and the garden. The large tiered gardens are a true highlight, providing ample outdoor space for gardening enthusiasts or those who simply wish to bask in the beauty of nature. The gardens offer a wonderful setting for family gatherings or moments of reflection.

Conveniently located for access to Leeds, Bradford, Harrogate and the A1, the property includes parking for up to four vehicles, a rare find that adds to the convenience of this charming residence.

In summary, this characterful property on Harrogate Road is a unique opportunity to acquire a home that combines traditional charm with modern comforts, all set against the backdrop of breath-taking views and expansive gardens, has a lovely country pub and a petrol station with convenience store just a short hop away. It is a must-see for anyone seeking a tranquil yet accessible lifestyle.

To arrange your viewing and admire the wonderful views yourself, please contact Shankland Barracough Estate Agents in Otley.

## **The Accommodation...**

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

### **Entrance Hallway**

Via a uPVC outer door to the front elevation, this welcoming entrance hallway includes attractive moulded ceiling cornicing, a central heating radiator and the staircase to the first floor and to the basement cellar.

### **Sitting & Dining Room 24'6" x 12'7" (7.47m x 3.84m)**

A lovely light and airy through reception room having a bay window to the front whilst to the rear are patio doors to a raised decked platform with the most stunning open countryside views. Wood burning stove inset to the chimney breast, ceiling cornicing and a central heating radiator.

### **Kitchen 16'5" maximum width x 12'8" maximum depth (5.00m maximum width x 3.86m maximum depth)**

Extended and updated in 2019, this smartly appointed kitchen offers a comprehensive range of kitchen units, fully integrated with appliances including a fridge-freezer, dishwasher, electric oven and hob, together with the perfect morning treat a smart built in coffee machine. Light and airy having a window to the side together with two large additional Velux styled windows to the pitched roof. Electric radiator.

### **Utility & Downstairs WC 8'8" x 7'1" overall (2.64m x 2.16m overall)**

Two separate areas with the valuable downstairs wc fitted with a low flush toilet, a wash hand basin and with a window to the rear. The utility area has fitted units and worksurfaces, space and plumbing for a washer and a condensing tumble dryer. Electric radiator, door to the rear and windows to the side and rear elevations with lovely open countryside views.

### **First Floor Landing**

Window to the side elevation and a central heating radiator. Access hatch to the loft with a pull down ladder. The loft is boarded for storage and has a Velux styled window for natural light.

### **Bedroom 1. 12'8" x 11' (3.86m x 3.35m)**

Window to the rear with the most spectacular of views over the adjoining countryside and a central heating radiator.

### **Bedroom 2. 11'4" x 11' (3.45m x 3.35m)**

Central heating radiator and a window to the front elevation.

### **Bedroom 3. 7'9" x 7'2" (2.36m x 2.18m)**

Central heating radiator and a window to the front elevation.

### **House Bathroom**

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 w.c. Central heating radiator with heated towel rail attachment, together with windows to the side and rear elevations.

### **Study 18'1" x 8'8" (5.51m x 2.64m)**

A very useful and flexible room accessed from the outside with two doors and two windows affording fantastic views over the countryside, this is an ideal home office or over spill bedroom for the occasional guest.

### **Internal Cellar 12'6" x 10'8" min (3.81m x 3.25m min)**

Access via the staircase from the hallway, having light and power.

### **External Cellar / Store 12'8" x 11'6" (3.86m x 3.51m)**

Door to the garden area.



## Outside

The property stands within a larger than average garden offering the most beautiful views over the countryside, fully enclosed by fencing and incorporating a raised decked platform, patio areas, a summer house, neat lawns, stocked borders and an orchard with apple, plum and pear trees. There is good parking having space to the front, a concrete section single garage and double gates that open to further parking area, where our clients used to keep their caravan.

## Tenure, Services And Parking

Tenure: Freehold

Mains electric and water connected. The central heating system is oil, with the boiler fitted in 2021 and the new oil tank fitted in 2022.

Parking: Private off road parking and a single garage.

## Council Tax North Yorkshire Council

North Yorkshire Council Tax Band D. For further details on

Harrogate Council Tax Charges please visit

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 Barracough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.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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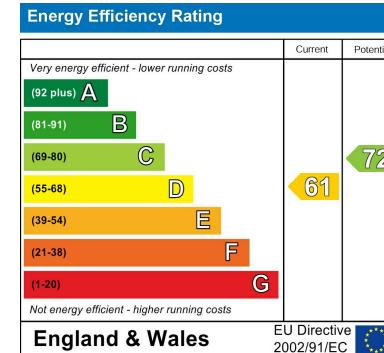


Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup> (excluding study, cellar)

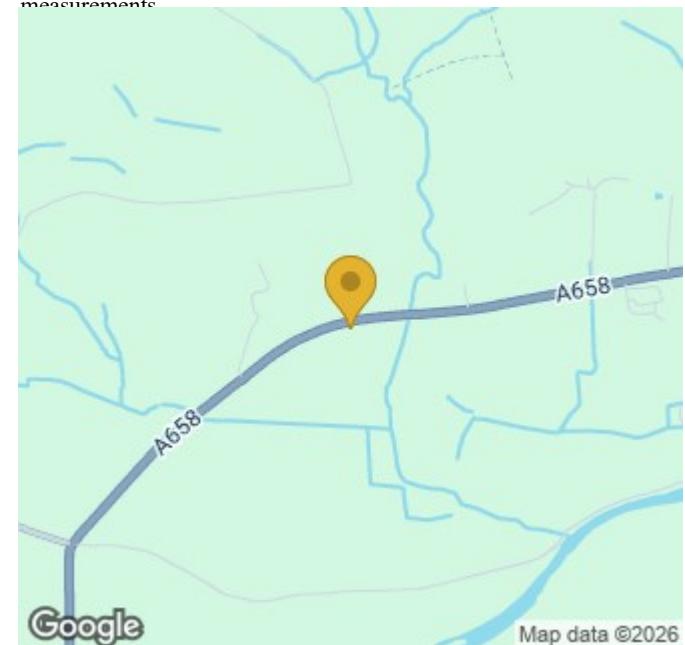
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Call us on 01943 889010  
[info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)  
[www.shanklandbarraclough.co.uk](http://www.shanklandbarraclough.co.uk)

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