

# Harrison Robinson

Estate Agents



**50 Riverside Park, Otley, LS21 2RW**

**£535,000**

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### GROUND FLOOR

#### Entrance Hall

A smart, UPVC double-glazed door opens into a welcoming entrance hall with carpeting and radiator - a lovely spot to greet friends and family. A carpeted staircase leads to the first floor. Doors lead into the lounge, the dining room and the cloakroom.

#### Lounge

21'3" x 11'10" (6.50 x 3.63)

This is a lovely, generously proportioned living room, which is filled with natural light courtesy of the large, UPVC, double-glazed window to the front elevation affording a wonderful, open aspect and stunning views up to Otley Chevin, enhanced by the UPVC, double-glazed sliding door to the rear providing a pleasant outlook over the charming, rear garden. A stone fireplace with wooden mantelpiece housing a coal effect, electric fire is an attractive, focal point. Coving, carpeting, three radiators and TV point.

#### Kitchen

14'5" x 8'1" (4.40 x 2.47)

A smartly presented, modern breakfast kitchen fitted with wooden fronted base and wall units with complementary laminate worksurface and tiled splashback over. A stainless-steel one and a half bowl sink with monobloc tap and drainer sits beneath a large, UPVC, double-glazed window, which looks through the conservatory into the lovely, rear garden beyond. Integrated appliances include a Neff double oven, a dishwasher, a washer/drier and a stainless-steel four burner gas hob with stainless-steel chimney hood and extractor over. Under pelmet lighting and tile effect, vinyl flooring. A useful, understairs storage cupboard provides plentiful storage. A single, UPVC double-glazed door opens into the conservatory and a further door opens into:

#### Dining Room

12'6" x 11'3" (3.83 x 3.45)

A spacious dining room, which can easily accommodate a large, family dining table and one can imagine many happy times here entertaining family and friends. Coving, laminate flooring and radiator. A large, UPVC, double-glazed window affords a pleasant view over the front garden

#### Cloakroom / W.C.

A smartly presented cloakroom/w.c. comprising of a vanity washbasin with monobloc tap and tiled splashback and a low-level w/c. UPVC, double-glazed window with opaque glazing and extractor fan. Laminate flooring.

#### Conservatory

14'6" x 6'8" (4.42 x 2.04)

A great addition to this lovely, family home, the UPVC, double-glazed conservatory offers a range of potential uses. A sliding door leads out onto the patio and the garden. Practical, ceramic tiled floor and radiator. A UPVC, double-glazed door gives access into the:

#### Garage

29'5" x 8'6" (8.99 x 2.60)

A great-sized, tandem garage with power and the possibility of storing two cars.

Wall-mounted, central heating boiler. A UPVC, double-glazed window provides a garden view.

### FIRST FLOOR

#### Landing

A carpeted landing with radiator and downlighting. A linen cupboard houses the pressurised water cylinder. Loft hatch.

#### Bedroom One

12'2" x 11'6" (3.71 x 3.51)

A spacious, double bedroom to the front elevation benefitting from a delightful, far reaching view towards Otley Chevin. Fitted wardrobes to one wall and a further built-in cupboard with hanging rail and shelving. Carpeting and radiator.

#### Bedroom Two

11'4" x 9'3" (3.46 x 2.84)

Another good-sized, double bedroom, positioned to the front of the property again and therefore enjoying the superb, open aspect and fabulous Chevin views. Carpeting, radiator and built-in wardrobe.

#### Bedroom Three

10'2" x 9'4" (3.12 x 2.87)

Yet another double bedroom, this time to the rear elevation offering a pleasant view over the garden through the large, UPVC, double-glazed window. Carpeting, radiator and fitted wardrobe.

#### Bedroom Four

8'7" x 8'3" (2.64 x 2.54)

Another good-sized bedroom to the rear of the property benefitting from a lovely, garden view. Built-in wardrobe, carpeting and radiator.

#### Bathroom

A modern bathroom comprising of a P-shaped bath with Mira electric shower over, a vanity washbasin and a concealed cistern w/c. Fully tiled to the walls and vinyl flooring. Mirror with light above. A large, UPVC, double-glazed window with opaque glazing allows for ample natural light. White, vertical, ladder, towel radiator and extractor fan.

### OUTSIDE

#### Garden

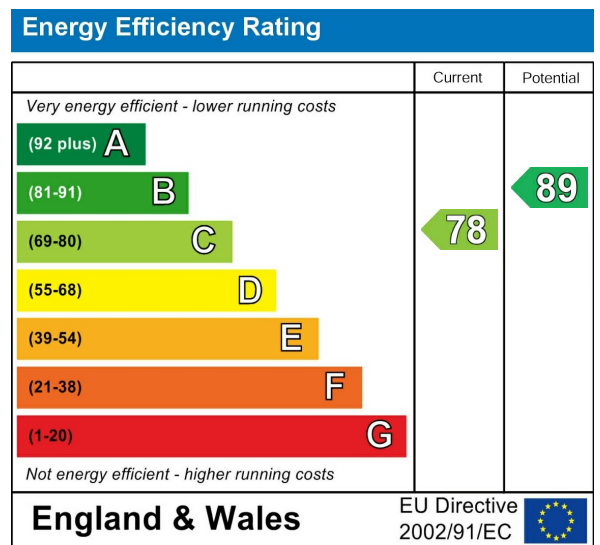
The property enjoys a spacious, corner plot benefitting from delightful gardens to three sides, mainly laid to lawn with established borders. A greenhouse to the rear with adjacent beds will appeal to the green fingered amongst us! A paved patio to the rear is a lovely spot to sit and relax with a cup of tea or enjoy al fresco entertaining. Privacy is maintained by hedges and fencing.

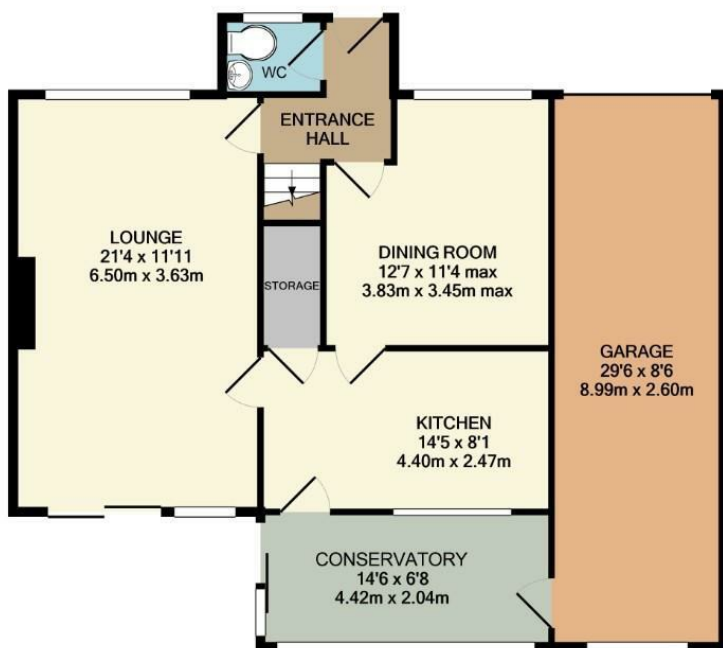
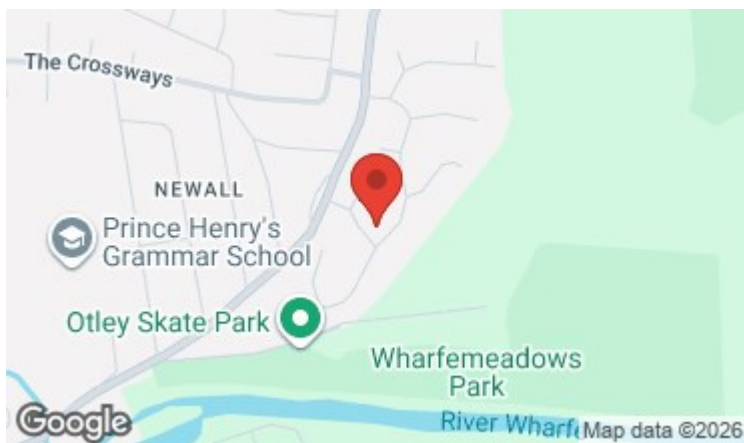
### UTILITIES AND SERVICES

The property benefits from mains drainage, gas and electricity. The Ofcom website shows that Superfast broadband is available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check broadband speeds and mobile 'phone coverage.

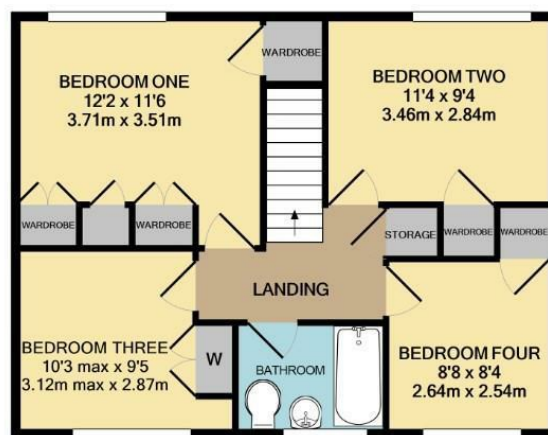


- Four Bedroom Detached House
- Spacious Lounge With Feature Fireplace
- Dining Room and Conservatory
- Generous Corner Plot
- Delightful Wrap Around Gardens
- Immaculately Presented
- Stunning Views
- Driveway & Tandem Garage
- Close Walking Distance of Highly Regarded Schools
- Council Tax Band E





GROUND FLOOR  
APPROX. FLOOR  
AREA 909 SQ.FT.  
(84.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 552 SQ.FT.  
(51.3 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1461 SQ.FT. (135.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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