



# 87 RIVERSIDE PARK, OTLEY LS21 2RW

## Asking price £525,000

### FEATURES

- Four Bedroom Detached
- Close to Riverside Parks & Walks
- Utility Room
- Driveway, Garage & EV Point
- EPC Rating C/Council Tax E/Freehold
- Very Popular Position
- Two Reception Rooms
- Southerly Facing Level Garden
- Excellent Potential to Update
- Offered with No Onward Chain



SHANKLAND  
 BARRACLOUGH  
ESTATE AGENTS

# 4 Bedroom Detached Property in an Excellent Otley Location

On the highly sought-after Riverside development, this charming detached house offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,281 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary. Built in the 1970s, the property is well-laid out and presents great potential for improvement and updating, allowing you to personalise it to your taste. The southerly facing garden is a delightful outdoor space, ideal for enjoying sunny afternoons and hosting summer barbecues.

Parking is a breeze with space for up to three vehicles, ensuring convenience for you and your guests. Additionally, the property is equipped with an electric vehicle charging point, reflecting a modern approach to sustainable living.

The location is truly exceptional, with easy access to picturesque riverside walks and the nearby park, perfect for leisurely strolls or family outings. This property not only offers a comfortable living space but also a vibrant community atmosphere, making it an ideal choice for those looking to settle in a popular area. Don't miss the chance to make this delightful house your new home, contact Shankland Barraclough estate agents to book your viewing.

## 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 Hall

A spacious and bright entrance to the property, with a full height window beside the part glazed upvc entrance door. Slate tile effect flooring.

#### Cloakroom

Fitted with a low suite wc and wall mounted wash basin. Window to the front.

#### Kitchen 10'7" x 10'2" (3.23m x 3.10m)

A good sized kitchen with a range of fitted base and wall units, with integrated appliances including an electric oven, gas hob, dishwasher and fridge freezer. One and a half bowl composite sink, tiled splashbacks and large window to the rear overlooking the delightful garden. Door leading to the garage, with utility room beyond.

#### Garage 15'6" x 8'4" (4.72m x 2.54m)

Accessed internally via the kitchen and leading to the utility room, a useful garage with up and over door to the front.

#### Utility Room 8'4" x 5'9" (2.54m x 1.75m)

With fitted units incorporating a stainless steel sink unit, with plumbing for a washing machine. Window to the rear and door leading to the rear garden.

#### Dining Room 14'9" x 10' (4.50m x 3.05m)

Moving back through to the main accommodation, we have a spacious and bright dining room with sliding patio doors to the rear garden, allowing wonderful natural light to flow through.

#### Sitting Room 17'6" x 12'11" (5.33m x 3.94m)

Another great sized reception room, with bow window to the front elevation, and a square bay with sliding glazed doors to the garden to the rear, making a fantastic entertaining space.

### First Floor

#### Landing

A spacious landing with large airing cupboard, and further fitted store cupboard providing excellent storage.

#### Bedroom One 14'3" x 8'8" (4.34m x 2.64m)

An excellent double bedroom with ample space for wardrobes and drawers, and window to the rear offering a pleasant outlook over the garden to woodland beyond.

#### Bedroom Two 12'4" x 8'8" (3.76m x 2.64m)

Another spacious double, with a fitted wardrobe and window to the rear.

#### Bedroom Three 9'2" x 5'7" (2.79m x 1.70m)

A single bedroom with window to the front.

#### Bedroom Four 8'8" x 5'7" (2.64m x 1.70m)

A further single bedroom or ideal home office, with fitted storage and window to the front.

#### Bathroom

A good sized bathroom with panelled bath having a shower over, low suite wc and pedestal wash basin. Tiled walls, heated towel rail and window to the rear.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Outside

The property stands within a sizeable plot, allowing room for further extension if desired.

To the front is a landscaped gravelled garden area, with double width tarmac driveway and single garage access. To the side of the property is a covered area ideal for use as a log store, and to the rear is a good sized level garden, being southerly facing and adjoining a wooded area. The garden is predominantly lawned, with various paved seating areas and mature shrubbery.

### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and Garage

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 60 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 North Yorkshire Council

North Yorkshire Council Tax Band E. For further details on

Harrogate Council Tax Charges please visit

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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**

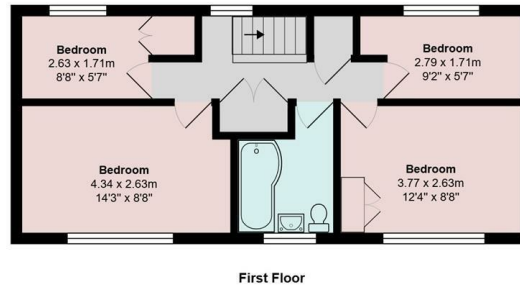
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 117.1 m<sup>2</sup> ... 1260 ft<sup>2</sup>

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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



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

