



27 ST. RICHARDS ROAD, OTLEY LS21 2AL

Asking price £350,000

FEATURES

- Extended 3 Bedroomed Semi Detached House
- Kitchen With A Built In Dishwasher, Oven And Hob
- First Floor With A Modern House Bathroom
- EPC Rating C / Tenure Freehold / Council Tax Band C
- Two Spacious Reception Rooms
- Valuable Downstairs WC
- Lovely Corner Plot With Gardens To Three Sides And A Garage
- Offered With The Advantage Of Having No Onward Chain



SHANKLAND BARRACLOUGH
ESTATE AGENTS

Extended 3 Bedroom Semi Detached With No Onward Chain

Very well placed on St. Richards Road in the charming town of Otley, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,267 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking extra room for guests or a home office.

The house features a well-appointed bathroom and has been thoughtfully extended to enhance the living space, ensuring that it meets the needs of modern living. One of the standout features of this property is its corner garden plot, which offers a lovely outdoor area for gardening, play, or simply enjoying the fresh air. Additionally, the property includes parking and a garage, providing practical solutions for your parking needs.

Offered with the advantage of having no onward chain, this home presents a seamless opportunity for prospective buyers. Its location is particularly appealing, as it is well-placed for access to excellent local schools, including both primary schools and the highly regarded Prince Henry's Grammar School, making it an ideal choice for families.

In summary, this semi-detached house on St. Richards Road is a wonderful opportunity for those seeking a spacious and well-located family home in Otley. With its extended accommodation, ample parking, and proximity to quality schools, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in 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 with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Porch

The perfect area to kick off those muddy boots and wet coats, the porch has tiled flooring, a composite door and window to the front elevation.

Hallway

Useful cupboard under the stairs and a central heating radiator.

Sitting Room 23'2" max x 12'4" max (7.06m max x 3.76m max)

Focal fireplace, two central heating radiators, window to the front and patio doors to the rear garden.

Kitchen 9'10" x 8'11" (3.00m x 2.72m)

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Built in dishwasher, electric oven and a gas hob. Tiled flooring, a central heating radiator and a window to the rear.

Dining Room or Play Room 17'1" x 9'11" (5.21m x 3.02m)

Flowing through from the kitchen, this flexible space is an ideal dining room and or playroom having tiled flooring, two central heating radiators windows and glazed door to the gardens. Cupboard housing the central heating boiler and with plumbing for a washer.

Downstairs WC

Fitted with a two piece suite comprising a wash hand basin and a low level wc. Tiled floor, a window and a central heating radiator.

First Floor Landing

Window to the side elevation and access to the following rooms:

Bedroom 1. 11'6" x 11'5" (3.51m x 3.48m)

With built in wardrobes, a central heating radiator and a window to the front elevation.

Bedroom 2. 11'5" x 10'4" (3.48m x 3.15m)

Central heating radiator and a window to the rear.

Bedroom 3. 7'5" x 7'2" (2.26m x 2.18m)

Built in cupboard and shelving, a central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled walls and flooring, a built in linen cupboard, central heated towel rail and windows to the side and rear elevations.



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Outside

The property stands within a good sized corner garden plot with lawned gardens to the front, side and a southerly facing rear. To the rear the property also benefits from having a garage.

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: Garage

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.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 10,000 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
Rivers & Sea - Very 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>

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



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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

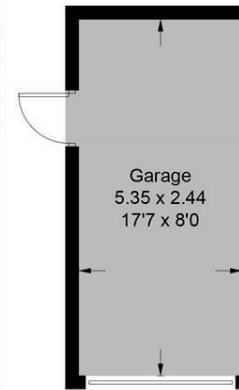
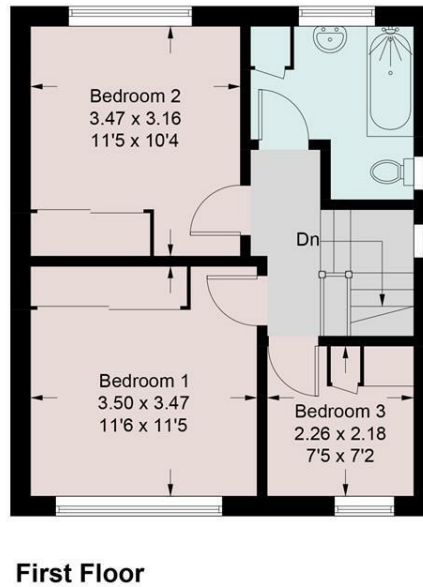
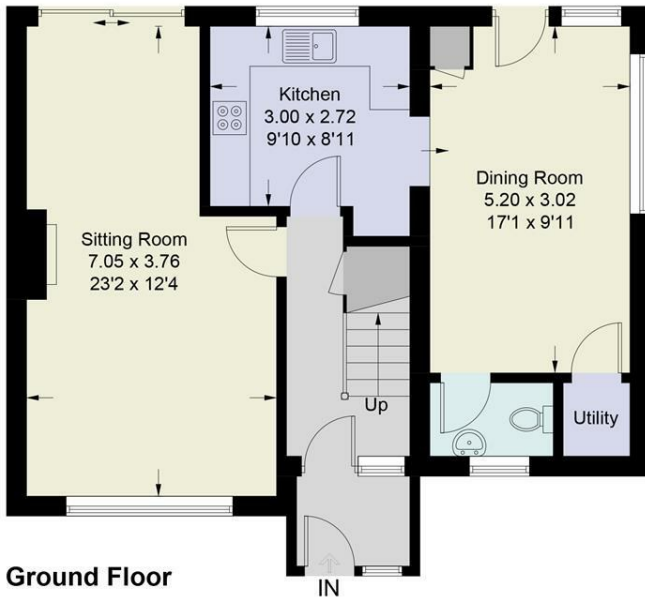
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 117.7 sq m / 1267 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(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
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