



21 Ridding Gate, Otley LS21 2EN
Asking Price Of £250,000





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DECEPTIVELY SPACIOUS, EXTENSIVELY EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE OFFERING SMARTLY PRESENTED ACCOMMODATION WITH THE ADVANTAGE OF HAVING NO ONWARD CHAIN

Truly worthy of an internal viewing, this attractive home has been extensively modernised and extended in recent years to create a fantastic family home. Commencing on the ground floor we have an entrance porch, a hallway, spacious sitting room, a well appointed and an extended 25ft dining kitchen. The first floor has two double bedrooms and a modern bathroom, whilst to the top floor is a further double bedroom with a modern en-suite. Externally the property offers good off road parking and has a fully enclosed garden to the rear. A further feature of this lovely home is the fact that it looks over the open recreation green, so not only has a pleasant outlook, whilst also providing a great additional play area for all the family to use.



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 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 Via an outer door with glazed insets and side panel, the porch leads straight through to the hallway.

HALLWAY Wooden flooring, a central heating radiator and the staircase to the first floor.

SITTING ROOM 19' 5" x 10' 8" (5.92m x 3.25m) Warming wood burning stove inset to the chimney breast, two central heating radiators, uPVC windows to the front and rear elevations.

DINING KITCHEN 25' 6" x 7' 5" (7.77m x 2.26m) Extended by the previous owners to create a fabulous sized dining kitchen offering a comprehensive range of fitted wall and base units with work surfaces over, a sink unit inset and tiled splash backs. Provision for a gas cooker with an extractor hood over, plumbing for a washing machine and dishwasher. Attractive oak flooring, a central heating radiator, French doors and a uPVC window to the rear garden.

FIRST FLOOR LANDING uPVC window to the front elevation.

BEDROOM 2. 11' 7" x 9' 5" (3.53m x 2.87m) uPVC window to the front elevation and a central heating radiator.

BEDROOM 3. 11' 1" x 9' 9" (3.38m x 2.97m) uPVC window to the rear elevation and a central heating radiator.

HOUSE BATHROOM Fitted with a three piece suite in white comprising a bath with a shower over, a wash hand basin and a low level w.c. Complemented by tiled walls, an extractor fan and a uPVC window to the rear.

SECOND FLOOR LANDING Perfect space for a desk and with a Velux window for natural light.

BEDROOM 1. 14' 7" x 11' 11" (4.44m x 3.63m) A lovely bedroom having a pitched roof with a Velux window inset and a uPVC dormer window to the rear. Central heating radiator.

EN-SUITE Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and a low level w.c. Complemented by fully tiled walls and flooring and a uPVC window to the rear elevation.

PARKING AND ENCLOSED GARDEN The property provides ample parking to the driveway and a neat fully enclosed garden, perfect for younger children and pets alike.

TENURE we are advised that the property s Freehold.

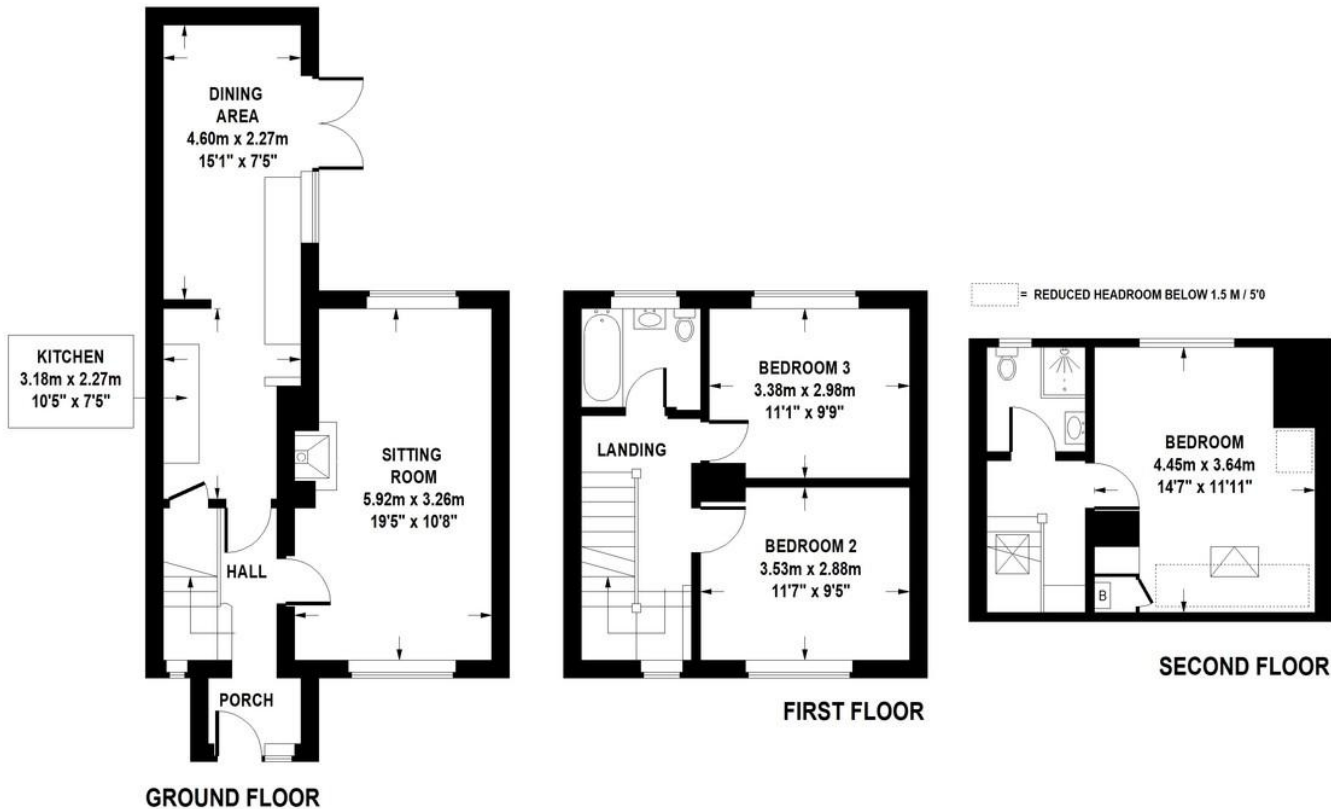
COUNCIL TAX Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

ARRANGING A VIEWING ON THIS HOUSE We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us otley@daleeddison.co.uk or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ.

GENERAL 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.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017 Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.





21 RIDDING GATE

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 483781)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92-100)			A (82-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	83	England, Scotland & Wales	EU Directive 2002/91/EC	69



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.