

# Harrison Robinson

Estate Agents



**7 Riverside Avenue, Otley, LS21 2RT**

**£525,000**

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## £525,000



### GROUND FLOOR

#### Entrance Hall

An obscure glazed, uPVC entrance door opens into a welcoming hallway. Doors from here lead into the principle rooms on the ground floor, including breakfast kitchen with utility area, home office, cloakroom/W.C., dining room and large lounge giving access to a light and airy conservatory. Carpeted flooring, radiator, coving. Useful under stairs storage cupboard beneath a return, carpeted staircase leading to the first floor landing.

#### Kitchen

10'7" x 9'2" (3.23 x 2.81)

Fitted with a range of white base and wall units with complementary, laminate worksurfaces and tiled splashbacks. There is space for two under counter appliances in addition to an electric oven and four ring gas hob with extractor over. A small breakfast bar is a handy place to sit and enjoy a coffee. A one and a half bowl inset sink with chrome mixer tap sits beneath a large double glazed window enjoying a delightful view across to the Chevin. Carpeted flooring, radiator.

#### Utility Area

6'7" x 4'10" (2.01 x 1.48)

The kitchen leads through to a most useful utility area with cupboards providing storage and space and plumbing for two appliances beneath a worksurface. A half glazed, uPVC door with side window leads out to the rear garden.

#### Study

8'0" x 6'3" (2.45 x 1.93)

A great room to the front of the property, ideal for use as a home office. Carpeted flooring, wall shelving, radiator. A double glazed window enjoys fabulous, far reaching views.

#### Cloakroom / W.C

With low-level W.C. with concealed cistern and handbasin with chrome mixer tap set in vanity cupboards. Neutral wall and floor tiling, radiator, obscure double glazed window to side elevation.

#### Dining Room

10'7" x 9'3" (3.23 x 2.82)

A separate dining room with ample room for a family dining table having a light and airy feel courtesy of a tall, double glazed window looking out to the garden with additional side window and obscure glazing to the hallway. Carpeted flooring, radiator, hatch through to kitchen. Double doors lead through into the lounge to the rear of the property.

#### Lounge

21'5" x 11'9" (6.53 x 3.60)

A generously proportioned lounge across the rear of the property with tall, double glazed windows enjoying a delightful aspect over the rear garden. Carpeted flooring, two radiators, coving. A coal effect gas fire set in a stone surround with stone hearth creates a lovely focal point to this room. Double glazed sliding patio doors lead into the:

#### Garden Room

10'9" x 8'11" (3.28 x 2.74)

A good sized garden room with double glazed windows and patio doors leading out to the lovely, rear garden. Ample room for comfortable furniture, tiled flooring.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with handrails and large double glazed window, enjoying fantastic views across the valley, leads up to the first floor landing. Carpeted flooring,

radiator. Doors open into four bedrooms and the three-piece house bathroom. Useful storage cupboard with shelving housing the hot water tank. A hatch gives access to the loft area.

#### Master Bedroom

15'1" x 10'4" (4.62 x 3.15)

A good sized double bedroom to the front of the property with large double glazed windows enjoying fantastic views. Carpeted flooring, radiator, two recessed cupboards with hanging rails and shelf. Door into:

#### En Suite Shower Room

With low-level W.C. with concealed cistern, hand basin set in vanity cupboards with gold coloured taps and separate, corner shower cubicle with thermostatic shower, wall tiling and glazed door. Carpeted flooring, radiator, extractor. Obscure, double glazed window to front elevation.

#### Bedroom Two

11'10" x 10'9" (3.63 x 3.28)

A spacious double bedroom to the rear of the property with double glazed windows looking out over the garden, carpeted flooring and radiator.

#### Bedroom Three

11'10" x 10'4" (3.63 x 3.15)

A third double bedroom to the rear of the property with double glazed windows, carpeted flooring and radiator. Recessed wardrobes with hanging rail and shelf.

#### Bedroom Four

10'9" x 8'5" (3.28 x 2.59)

Last but not least, a good sized fourth bedroom with double glazed window, carpeted flooring and radiator. Recessed wardrobe with hanging rail and shelf.

#### Bathroom

A three-piece house bathroom with low-level W.C., pedestal handbasin with chrome taps and panel bath with chrome taps. Wall tiling to half height, carpeted flooring, radiator. Obscure, double glazed window, wall mirror with light over.

### OUTSIDE

#### Double Garage

19'3" x 16'0" (5.89 x 4.88)

A double garage with electric up and over door providing excellent storage and parking. There is a half glazed timber side door giving access to the garden.

#### Driveway Parking

A tarmacadam driveway provides parking for two vehicles.

#### Garden

To the front the property is set back from the road with a pretty, tiered foregarden with mature shrubs and attractive planting with areas of grass. Stone steps lead up to a pathway to the covered entrance door, the path continues round both sides of the property giving access to the rear garden via wooden gates. The house enjoys a delightful, good sized rear garden with paved pathways and patio with stone steps leading to a lovely lawned area with attractive, mature borders. Neat hedging maintains privacy. There is ample space for children to play and adults to relax and entertain.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Superfast Fibre Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.

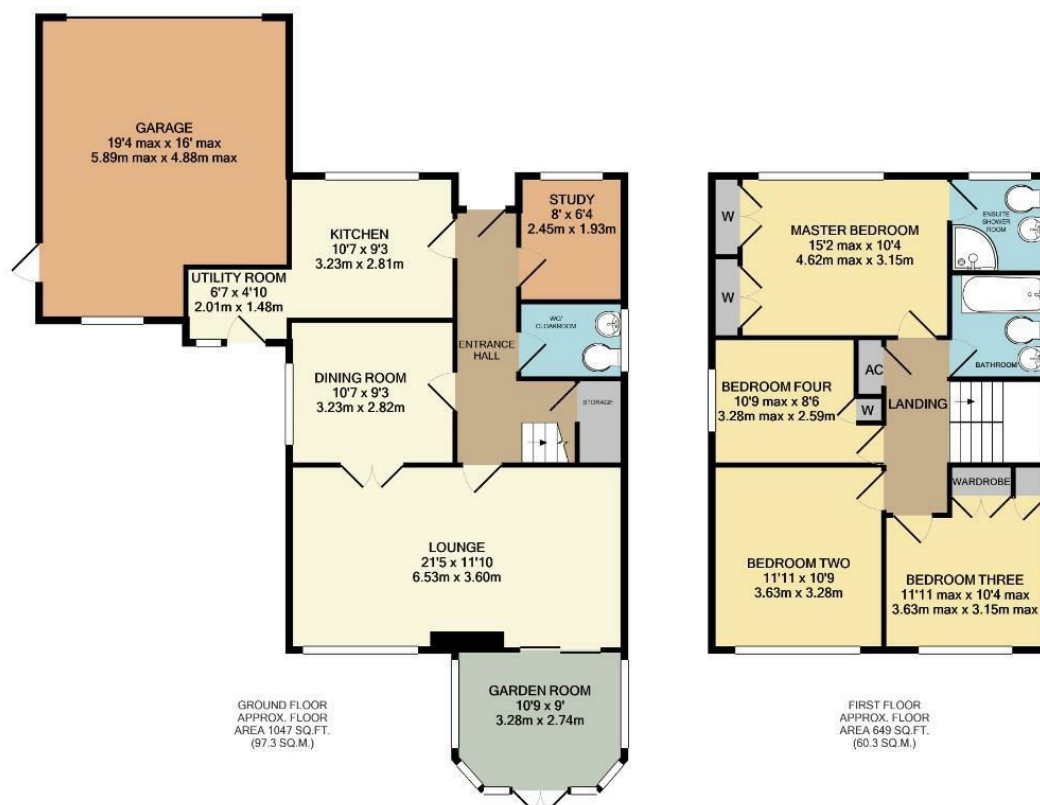
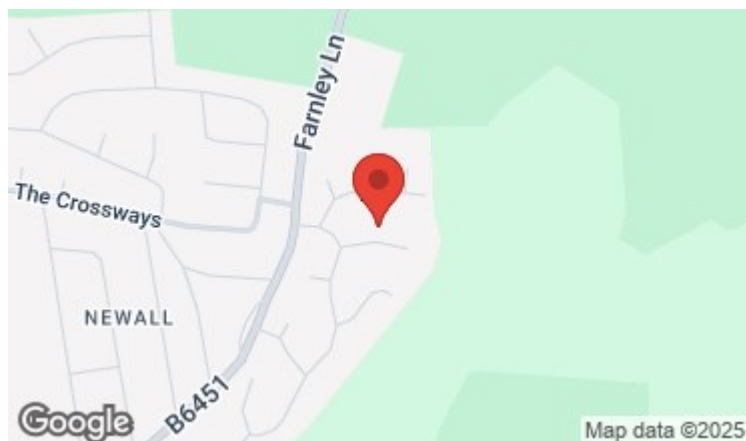
Tel: 01943 968 086



- \*\*\*No Onward Chain\*\*\*
- Spacious Four Bedroom Detached House
- Four Reception Rooms
- Breakfast Kitchen With Utility Area
- Exciting Opportunity To Modernise
- Stunning Far Reaching Views
- En Suite To Master Bedroom
- Delightful Well Stocked Gardens
- Double Garage With Electric Door
- Council Tax Band F

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1696 SQ.FT. (157.5 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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