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39 Riverside Walk, Otley, West Yorkshire, LS21 1FG

A beautifully presented modern, three bedroom, three storey link detached family home with well-planned and presented living space, ample parking including car port and pleasant southerly facing gardens on the edge of this ever popular development close to the River Wharfe and Otley centre.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
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39 Riverside Walk, Otley, West Yorkshire, LS21 1FG

Harrogate 11 miles, Bradford 11 miles, Leeds 12 miles (all distances approximate)

Guide Price: £460,000

- Link-detached townhouse
- Arranged over three floors
- Well-presented throughout
- Three bedrooms, two reception rooms and three bathrooms
- Balcony overlooking the River Wharfe
- Ample parking and gardens
- Great location







General remarks

39 Riverside Walk is a modern, three-bedroom town house is this very popular development. The living space, arranged over three storeys, is presented to an excellent standard and provides flexible living space for a growing family.

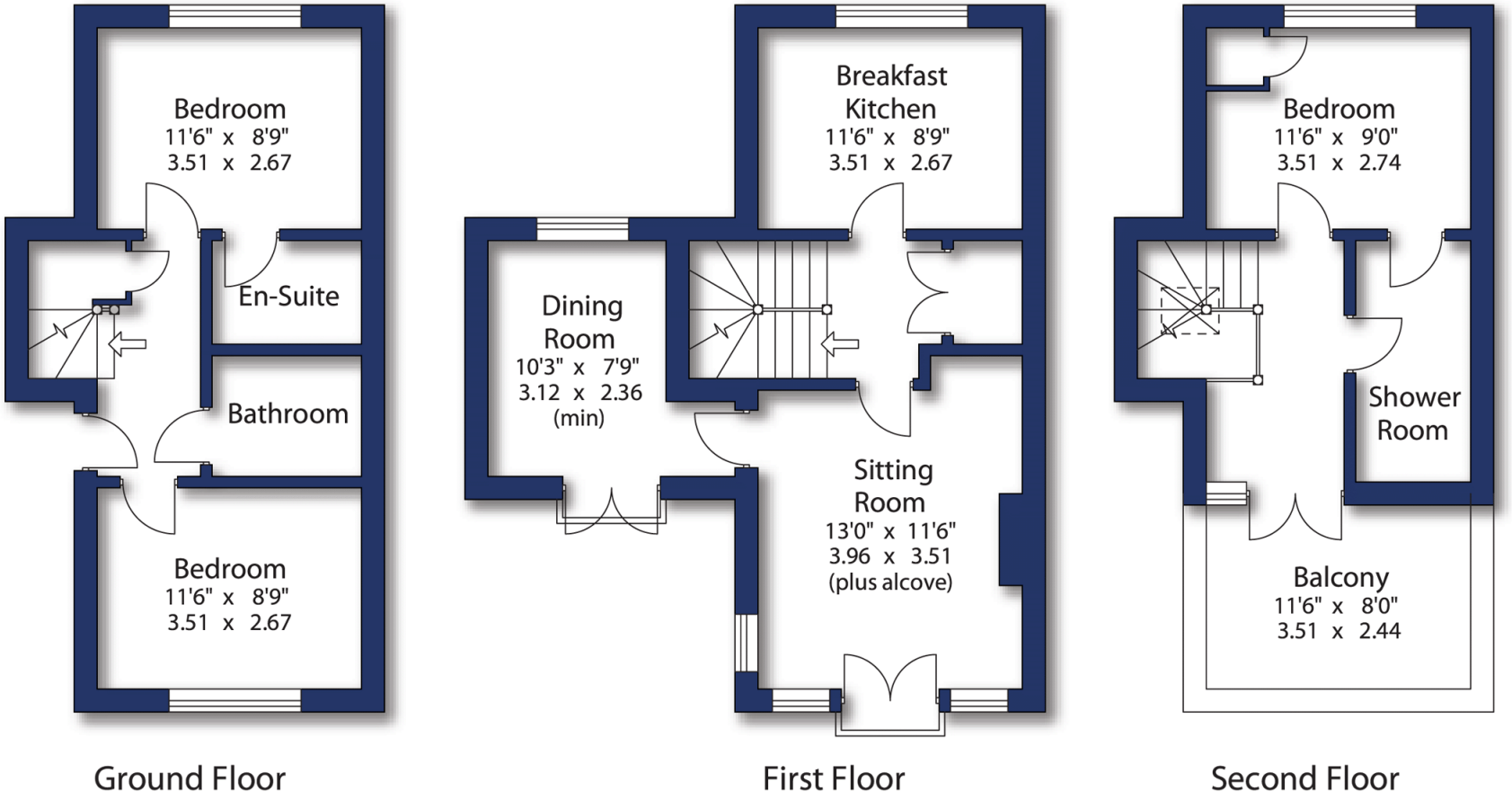
There is an 'upside down' layout with an entrance hall leading to two bedrooms, one with en-suite, and a house bathroom to the ground floor, whilst to the middle storey is a sitting room, dining room and breakfast kitchen. To the upper storey is a further bedroom with Jack and Jill shower room and a large balcony with views over the River Wharfe.

To the outside are pleasant, easily managed front gardens whilst to the rear are southerly facing, enclosed and level gardens being easily managed with pleasant views and parking for several cars including a car port adjacent.

All mains services are installed to the property including gas-fired central heating as well as sealed unit double glazing and a security system.

Riverside Walk is situated in a popular residential area in this historic market town and the property enjoys walks along the river Wharfe to Buon Apps and the town centre. Otley is a thriving market town in the Wharfe valley offering a wide range of amenities, shops, supermarkets and traditional pubs. There is a central bus station which has regular services to Leeds, Bradford and Harrogate and in addition there is a railway station at nearby Menston offering mainline links. For those travelling further afield Leeds Bradford International Airport is at nearby Yeadon.

Floorplans



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37







Contact us

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Directions

From our office on Bondgate, proceed in the direction of Pool in Wharfedale along the A659. Garnett Wharfe is seen on the left hand side before you get to Otley Garden Centre. Turn left onto Mill Way and continue straight before turning right into Riverside Square and bearing left. The property is at the end on the right hand side identified by our for sale board. What3Words firebird.outer.clerics

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services including gas central heating and double glazing
- Driveway and carport

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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