



# 69 CHURCH CLOSE POOL IN WHARFEDALE LS21 1LW

**Asking price £245,000**

## FEATURES

- Perfect Home For A Young Family
- Landing, 3 Bedrooms & The House Bathroom (Currently A Wetroom)
- Fully Enclosed Lawned Garden & Patio To The Rear
- Offered With The Advantage of Having NO ONWARD CHAIN
- Tenure Freehold / EPC Rating C
- Sitting Room, Dining Room, Kitchen, Utility & Downstairs WC
- Private Off Road Parking To The Front
- Gas Central Heating / Sealed Unit Double Glazing
- Popular Residential Neighbourhood
- In Need Of Modernisation



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# 3 Bedroom Family Home Located in Pool-In-Wharfedale

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## Entrance Porch

Windows and door to the front elevation.

## Dining Area 11'8" max into cupboards x 7'1" (3.56m max into cupboards x 2.16m)

Central heating radiator, window to the front elevation and two deep storage cupboards. The dining area adjoins the kitchen, and if the wall was removed subject to gaining the required approvals it would make for a very good sized family dining kitchen.

## Kitchen 12'11" x 9'10" (3.94m x 3.00m)

Fitted wall and base units having worksurfaces over and a sink unit inset. Electric oven and hob built in, a central heating radiator and a window to the rear elevation.

## Utility Room

Plumbing for a washing machine, worktop over, a central heating radiator, window and door to the rear garden.

## Downstairs WC

Low level wc, wash hand basin, a central heating radiator and a window to the rear.

## Sitting Room 17'11 x 10'10" (5.46m x 3.30m)

Bay window to the front and a window to the rear looking over the garden. Two central heating radiators and a gas fire to a surround.

## First Floor Landing

Window to the rear elevation.

## Bedroom 1. 12'1" x 9'8" (3.68m x 2.95m)

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

## Bedroom 2. 10'9" x 9'7" (3.28m x 2.92m)

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

## Bedroom 3. 10'7" x 8' (3.23m x 2.44m)

Window to the rear and a central heating radiator.

## Bathroom WC

Currently fitted as a wet room having a shower, low level wc and a wash hand basin. Tiled walls, two windows to the rear and a central heating radiator.

## Parking & Garden

To the front is a brick block paved driveway providing private off road parking. Moving around to the rear is a good sized garden, fully enclosed and includes a lawn and patio.

## Tenure and Services

Freehold. Located within The Pool-in-Wharfedale Conservation Area  
All Mains Services Connected

## Internet and Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage, is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

## Council Tax Leeds

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

## 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

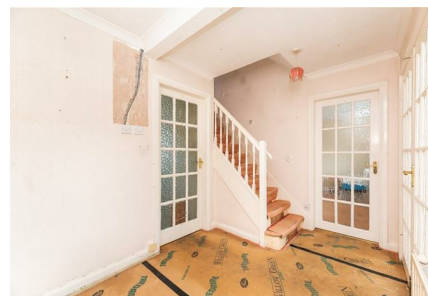
Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

## Money Laundering, Terrorist Financing and Transfer

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from all 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. The cost payable by the successful buyer for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, being [lamproperty/movebutler](http://lamproperty/movebutler). Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

## 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



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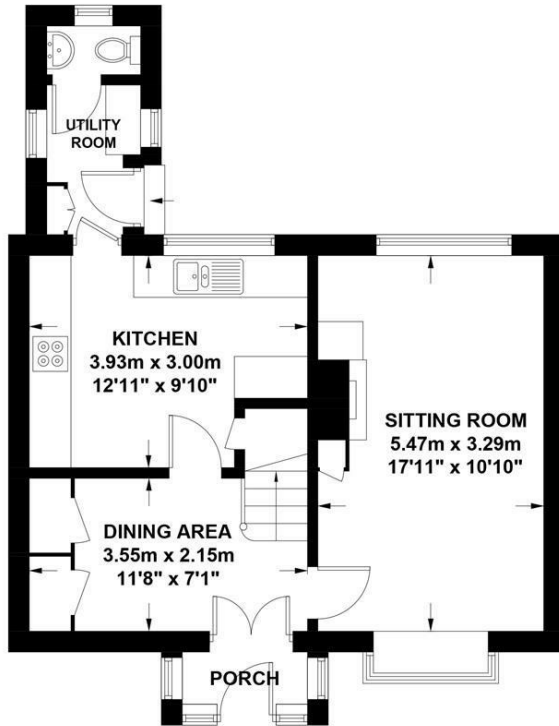


guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

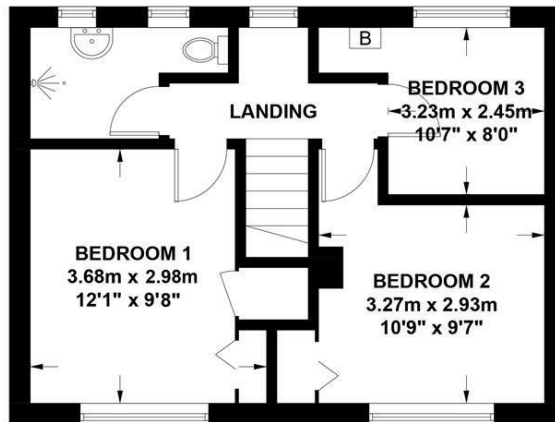


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This plan is for guidance only. It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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		
<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  
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