



4 BRAMBLE COURT, POOL IN WHARFEDALE LS21 1QW

Asking price £260,000

FEATURES

- Smart Modern Two Bedroomed Town House Within A Sought After Neighbourhood
- Spacious Sitting And Dining Room, Conservatory & Integrated Kitchen
- Gas Fired Central Heating & Sealed Unit Double Glazing
- Block Paved Driveway Parking To The Front & A Lovely Enclosed Garden To The Rear
- Valuable Downstairs Cloaks WC, First Floor House Bathroom WC
- EPC Rating C / Council Tax Band B / Tenure Freehold



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Modern 2 Bedroom Town House With A Lovely Garden & Parking

A highly attractive and well presented modern 2 bed roomed town house with attractive gardens and private off road parking, located within a very popular and sought after neighbourhood. The property commences with a welcoming entrance hallway and has a valuable downstairs cloaks/w.c off. A spacious sitting room is central to the home and has the smart fully integrated kitchen adjacent as well as a conservatory addition looking out over the rear garden providing an additional sitting or dining area. To the first floor there are two good sized bedrooms, with the principle bedroom benefitting from fitted wardrobes and finally the three piece house bathroom. Private driveway parking to the front, with the rear offering an attractive enclosed garden. We strongly recommend an appointment to view, which is easily arranged by contacting Shankland Barraclough Estate Agents In Otley.

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

Entrance Hall

Via a uPVC outer door to the front elevation, a central heating radiator and tiled flooring.

Downstairs WC

Fitted with a two piece suite in white comprising a low level w.c and a wash hand basin. Complimented by tiled flooring, a central heating radiator and a uPVC window.

Sitting Room And Dining Area 18' x 12'2" maximum (5.49m x 3.71m maximum)

A welcoming reception room having two central heating radiators, a useful deep under stairs storage cupboard and bi-folding doors to the conservatory.

Conservatory 12'3" x 8'10" (3.73m x 2.69m)

With a tall central heating radiator, together with uPVC windows and French doors to the rear garden. A lovely addition, the conservatory is ideal as an extra sitting area or dining room.

Kitchen 7'9" x 6'11" (2.36m x 2.11m)

Well planned and fitted with an extensive range of kitchen units with fully integrated appliances built in including a fridge-freezer, double oven, gas hob, washer/dryer and microwave, as well as space and plumbing for a dishwasher. Electric kick board heater and a uPVC window.

First Floor Landing

Having a loft access with a built in ladder leading up to the attic with boarding for storage.

Bedroom 1. 11'7" x 10'6" (3.53m x 3.20m)

Built in wardrobes, a central heating radiator and two uPVC windows. Cupboard housing the hot water cylinder, an ideal airing cupboard for towels and linen.

Bedroom 2. 9'3" x 8' (2.82m x 2.44m)

Central heating radiator and a window to the front.

Bathroom WC

Fitted three piece suite in white comprising a panelled bath with an electric shower and screen over. Wash hand basin and a low level w.c. Complemented by tiled walls and flooring, a central heating radiator and a uPVC window.

Outside

To the front is a neat block paved drive providing off street parking for the house. To the rear the garden is fully enclosed, stocked with a lovely selection of shrubs and bushes, together with a decked patio and a timber garden shed.

Tenure, Services And Parking

Tenure: Freehold - please note all property in this development contribute to the open green space maintenance , with a charge of approximately £100 for the current year.

All Mains Services Connected

Parking: Private Drive To Front

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up



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to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to the three of the four main carriers, being EE Three and O2. 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 or telephone them on 0113 2224404.

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

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.



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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.

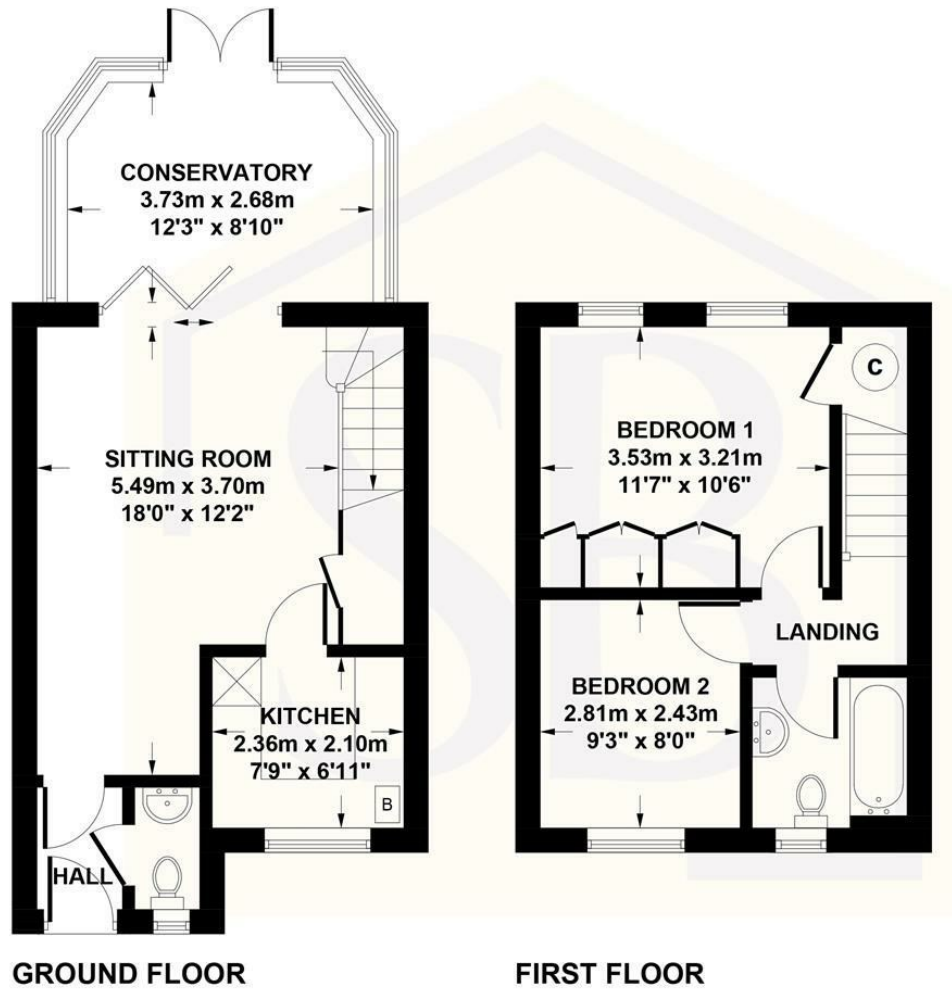
Please Note

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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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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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