



15 ACORN WAY POOL IN WHARFEDALE LS21 1TY

Asking price **£335,000**

FEATURES

- Townhouse Arranged Over Three Floors
- Entrance Hall and Cloakroom
- Four Good Sized Bedrooms
- Dining Kitchen
- Sitting Room With French Doors Out To The Rear Garden
- En-Suite Shower Room and House Bathroom
- Driveway & Enclosed Rear Garden
- Freehold / EPC Rating C / Council Tax Band D
- Now In Need Of Some Modernisation
- Popular Residential Area Overlooking Communal Green



SHANKLAND
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ESTATE AGENTS

Generous 4 Bed Townhouse Now In Need Of Some Modernisation

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

Ground Floor

Entrance Hall

With part glazed entrance door, radiator, cloakroom off and stairs up to the first floor.

Cloakroom

With a low suite w,c, wash basin and tiled floor.

Sitting Room 14'6" x 11'3" (4.42m x 3.43m)

With ceiling cornice, wood effect flooring, radiator and French Doors with side screens giving access to the rear garden.

Dining Kitchen 12'9" x 11'3" (3.89m x 3.43m)

A well-proportioned dining kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink with mixer tap, integrated fridge/freezer, double electric oven with a four ring gas hob having an extractor over. Plumbing for an automatic washing machine, cupboard housing the central heating boiler, storage cupboard, radiator and window to the front elevation.

First Floor

Landing

With cupboard housing the hot water cylinder and stairs up to the second floor.

Bedroom 1. 12'9" x 11'3" (3.89m x 3.43m)

A good sized bedroom with radiator, en-suite off and window to the front elevation.

En-Suite Shower Room

With a white three piece suite comprising a tiled shower stall with electric shower, low suite w.c, and pedestal wash hand basin. Tiled floor, radiator, shaver point and velux window to the front elevation.

Bedroom 2. 11'3" x 9'0" (3.43m x 2.74m)

Another double bedroom with laminate flooring, radiator and window to the rear elevation.

Bedroom 3. 11'3" x 8'6" (3.43m x 2.59m)

With radiator and window to the rear elevation overlooking the rear garden.

Bathroom

With a three piece suite comprising a panelled bath with shower attachment over, low suite w.c and pedestal wash hand basin. Part tiled walls.

Second Floor

Bedroom 4. 14'6" x 7'6" (4.42m x 2.29m)

With useful under-eaves storage, electric radiator and dormer window to the side elevation.

Outside

To the front of the property there is a block paved driveway with lanwed area providing off road parking with a further parking area in the car port. At the rear there is an enclosed predominantly lawned garden with flower borders, flagged patio and garden shed.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Annual Service Charge For Common Recreational Area of £127.27

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to two of the the four main carriers (EE & Three). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band D. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

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.



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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.

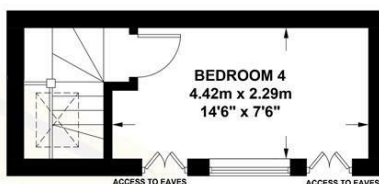
General

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.

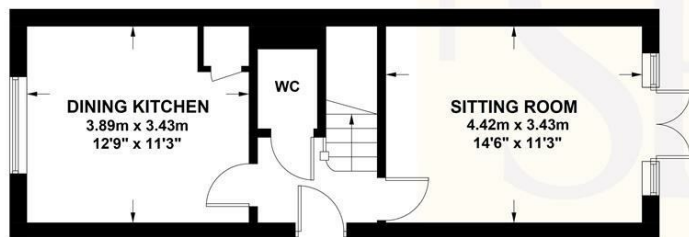


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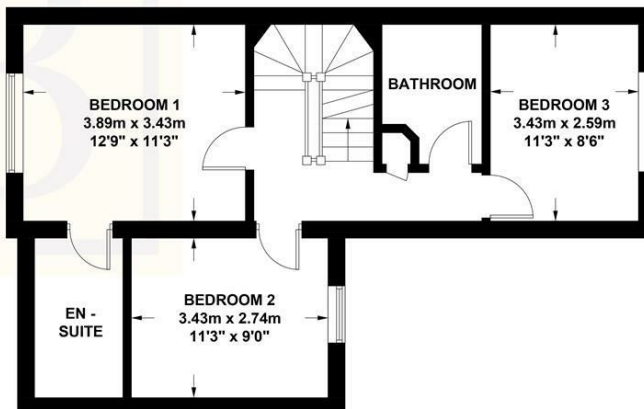
This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



Call us on 01943 889010
info@shanklandbarracloough.co.uk
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