



24 WILLOW COURT, POOL IN WHARFEDALE LS21 1RX

Asking price £342,000

FEATURES

- Three Double Bedroom
- Stone Built Terraced House
- Hallway, Sitting Room, Dining Room & A Dining Kitchen
- Very Popular Location Close To Open Countryside & Woodland Walks
- Good EPC Rating of C / Tenure Freehold
- Located Within The Beautiful Pool In Wharfedale Conservation Area
- Parking, Garage & Gardens, Southerly Facing To The Rear
- Valuable Downstairs WC, Whilst To The First Floor Is A Smart Modern Four Piece House Bathroom
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Leeds City Council Tax Band E



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Stone Built Town House With Gardens, Parking & Garage

Offered with the advantage of having NO ONWARD CHAIN, this stone built terraced house includes parking and garden to the front, whilst through the archway to the rear is further parking, a garage and an enclosed southerly facing garden. The property is complemented by gas fired central heating and sealed unit double glazing, and with accommodation arranged over two floors, commences with a spacious welcoming hallway that has good storage cupboards and a valuable downstairs wc off. There are two reception rooms, the sitting room to the front and the dining room to the rear. The dining room is adjacent to the breakfast kitchen which in itself is a good sized kitchen. To the first floor there are three double bedrooms and a smart house bathroom with a walk in shower and a bath fitted. In total there is just under 1200sq ft (111sqm) of internal accommodation space, providing a very comfortable, well proportioned home that would be perfect for an array of buyers. The location is attractive as well, located just off of Old Pool Bank, close to beautiful countryside and woodland walks, whilst just being a few minutes walk from the village centre and its amenities. To arrange a viewing of this light and airy home, please contact Shankland Barraclough Estate Agents in Otley.

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

Entrance Hallway

Via a glazed outer door to the front elevation, a central heating radiator and two very useful storage cupboards. Staircase to the first floor.

Cloaks WC

Valuable downstairs toilet facility, fitted with a two piece suite that includes a wash hand basin to a vanity unit and a low level wc. Tiled half height walls and a window to the front elevation.

Sitting Room 13'1" x 12'8" (3.99m x 3.86m)

Having a deep silled bow window to the front elevation, focal fireplace with a gas fire inset and a central heating radiator. Glazed sliding doors to the dining room.

Dining Room 11'4" x 11' (3.45m x 3.35m)

Central heating radiator and French doors out to the enclosed rear garden. Connecting door to the kitchen.

Breakfast Kitchen 12'5" x 11'4" (3.78m x 3.45m)

Offering a good number of fitted wall and base units having worksurfaces over and a sink unit inset. Space and plumbing for both a washing machine and a dishwasher, provision for a gas cooker with an extractor hood over and a central heating radiator. Window and door to the southerly facing rear.

First Floor Landing

Cupboard housing the hot water cylinder. Access to the following rooms:

Bedroom 1. 13' x 12'6" (3.96m x 3.81m)

Having built in wardrobes to one wall, a central heating radiator and a window to the front elevation.

Bedroom 2. 11'5" x 11' (3.48m x 3.35m)

Built in single cupboard, a central heating radiator and a window to the rear garden.

Bedroom 3. 11'4" x 10'2" max (3.45m x 3.10m max)

Built in single cupboard, a central heating radiator and a window to the rear elevation.

House Bathroom

A spacious house bathroom fitted with a modern four piece suite in white. The bathroom includes a walk in shower, a bath, wash hand basin to a vanity unit and a low level wc. Complemented by tiled splash backs, a tall ladder heated towel rail and a window to the front elevation.

Outside

To the front is a neat open plan lawned garden and block paved parking area. Passing through the archway to the rear leads to a further parking space and a garage. The garden to the rear is fully enclosed, is predominately laid to lawn together with a flagged patio and footpath, all enjoying a southerly aspect.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Parking: Off Road & Garage
Located Within The Beautiful Pool In Wharfedale
Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 62 Mbps download speed is available to this property. Mobile Phone coverage is available too two of the four main carriers, Being EE & O2. For further information please refer to:
<https://checker.ofcom.org.uk>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.

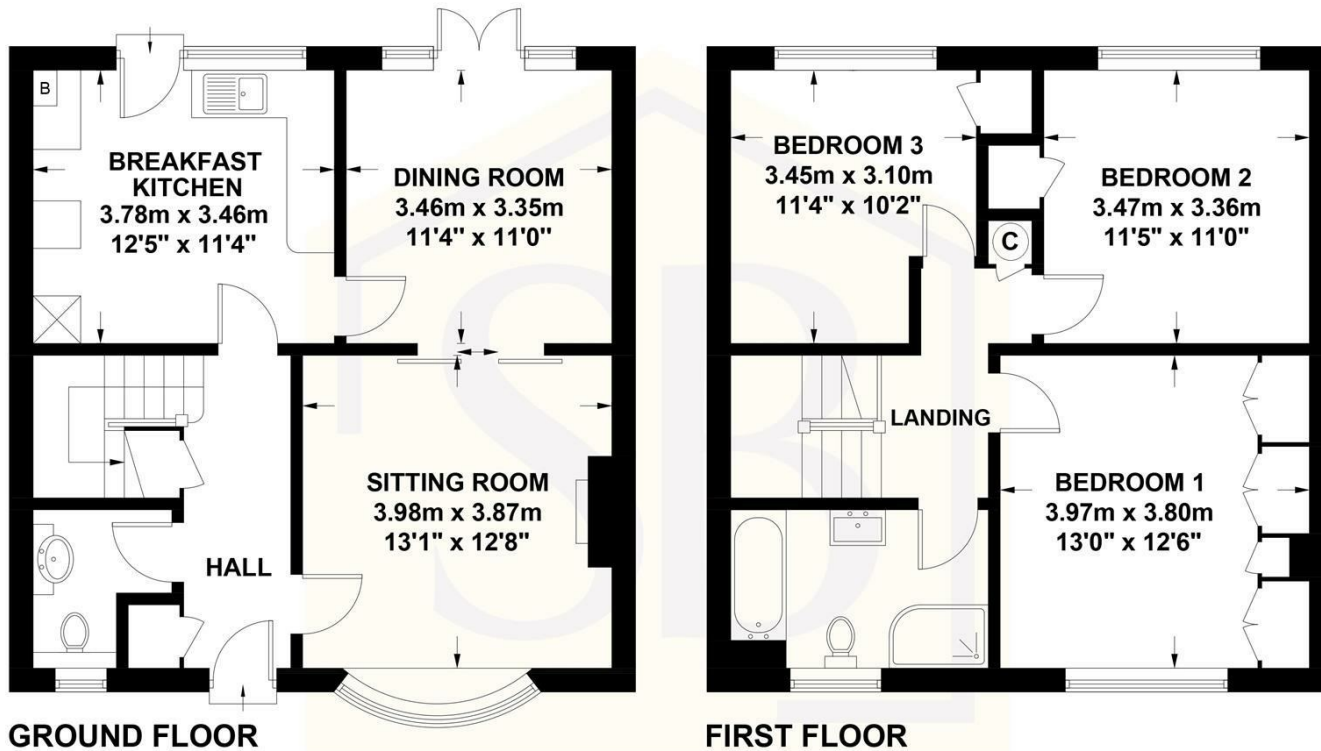
Please Note

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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.



T: Call us on 01943 889010
E: info@shanklandbarracclough.co.uk
W: www.shanklandbarracclough.co.uk

SHANKLAND
BARRACLOUGH
 ESTATE AGENTS