



# 13 WILLOW COURT, POOL IN WHARFEDALE LS21 1RX

**Asking price £575,000**

## FEATURES

- Substantial Four Bedroomed Detached House Standing Within A Generous Proportioned Garden
- Dining Kitchen, Utility Room, Three Reception Rooms & 2 Downstairs WC's
- Private Driveway And A Double Garage Providing Off Road Parking
- Located Within The Beautiful Pool In Wharfedale Conservation Area
- Offered With The Advantage Of Having NO ONWARD CHAIN
- Four Bedrooms, One With An En-Suite, A House Bathroom & A Study To The Upper Floors
- Close To Countryside Walks, The Village Centre & The Primary School
- EPC Rating D / Tenure Freehold / Council Tax F



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 4 Bedroom House - Detached located in Pool In Wharfedale

A spacious extended four bedroomed detached family home, set within a very generous sized garden, together with good parking and a double garage, set in a very popular and peaceful location. Offered with the advantage of having NO ONWARD CHAIN, the property includes a generous sized dining kitchen with a utility room off, two downstairs w.c's, two reception rooms and a sun room to the ground floor. Moving up to the first floor there are three bedrooms, one with an en-suite and the house bathroom. And finally, to the top floor is a spacious study and a fourth bedroom. The property is set in an attractive road with a fine selection of individual detached homes in a no through road, making it a very peaceful and safe area for family living. To arrange your viewing on this property, 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 Hall

Via an outer door to the front elevation, the hallway has oak panelling to the walls, a useful cloaks cupboard, central heating radiator and a window. Staircase to the first floor.

## Cloaks WC

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

## Dining Kitchen 20'10" x 13'8" (6.35m x 4.17m )

A lovely proportioned dining kitchen having a range of fitted kitchen units with worksurfaces over and a sink unit inset. Twin electric ovens, hob with an extractor hood over and plumbing for a dishwasher. Complemented by tiled floor, a large wood burning stove, a central heating radiator and windows to the rear.

## Utility Room & Second WC

Plumbing for a washer, single unit with a worksurface over and a sink unit inset. Tiled flooring, a central heating radiator, window and door to the garden. Second WC located off the utility room.

## Sitting Room 20'2" x 9'8" plus bay (6.15m x 2.95m plus bay)

Lovely curved bay window feature, beamed ceiling, an open fire and central heating radiators.

## Lounge 13'2" x 9'11" (4.01m x 3.02m)

Central heating radiator, bay window looking over the lawned gardens and a further window to the front elevation.

## Sun Room 13'10" x 9'8" (4.22m x 2.95m)

Windows and door to the garden. Central heating radiator and connecting doors to both the Sitting Room and the Dining Kitchen.

## First Floor Landing

Window to the front elevation and access to the following rooms:

## Bedroom 1. 12'6" x 10'1" plus bay (3.81m x 3.07m plus bay)

Lovely curved bay window with a further window to the rear allowing good natural light. Central heating radiator and built in cupboards.

## En-Suite To Bedroom 1.

Fitted with a three piece suite including a step in shower, a glazed wash hand basin and a low level wc. Complemented by tiled walls and flooring, window to the rear.

## Bedroom 2. 13'2" x 9'8" (4.01m x 2.95m)

Central heating radiator, windows to the front and side elevations.

## Bedroom 3. 10' x 7'3" (3.05m x 2.21m)

Central heating radiator and a window to the front elevation.

## House Bathroom

Fitted with a four piece suit in white comprising a panelled bath, a corner shower cubicle, wash hand basin and a low level wc. Complemented by tiled walls and flooring, a chrome central heated towel rail, windows to the side and rear elevations.

## Second Floor

## Study Landing 16' maximum x 9'2" (4.88m maximum x 2.79m)

Windows and additional Velux to the pitched roof giving excellent natural light. Central heating radiator and eaves storage cupboards. This area would also make for an ideal teenagers lounge as Bedroom 4 is off of this area.

## Bedroom 4. 10' x 9'2" (3.05m x 2.79m)

Central heating radiator, windows side and rear together with a Velux window to the pitched roof.



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### **Parking & Double Garage**

The property benefits from having a block paved double width driveway providing private off road parking. This in turn leads to a garage 24'9" maximum x 15'3" wide.

### **Gardens**

The property stands within a very generous sized plot that includes a large level lawned garden to a raised terraced garden, all fully enclosed by walling and fencing, offering an excellent selection of trees, shrubs and bushes to the borders.

### **Tenure And Services**

Tenure: Freehold

All Mains Services Connected

The property is located in the beautiful Pool In Wharfedale Conservation Area.

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Superfast Broadband up to 51 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers being EE, Three & O2. For further information please refer to: <https://checker.ofcom.org.uk>

### **Council Tax**

Leeds City Council Tax Band F. 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.

### **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



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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.

### **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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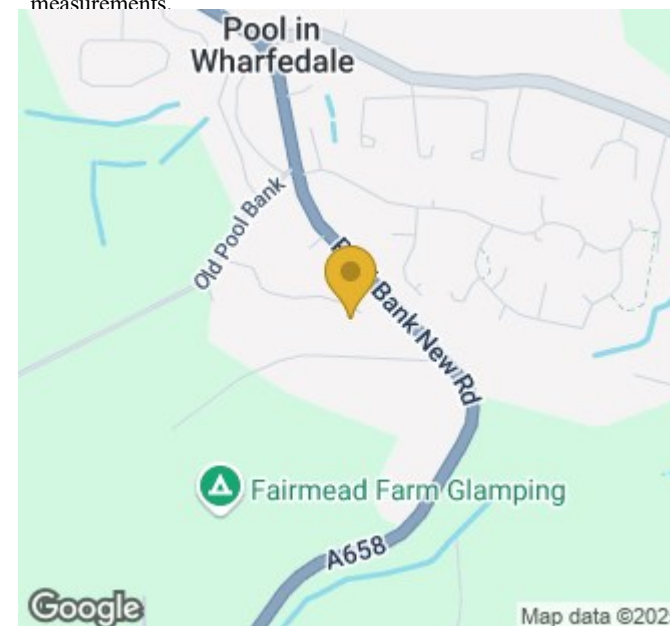


Total Area: 215.1 m<sup>2</sup> ... 2315 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</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.



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