



4 HAWTHORN AVENUE, POOL IN WHARFEDALE LS21 1TS

Asking price £400,000

FEATURES

- Deceptively Spacious Extended Four Bedroom Semi Detached House
- Valuable Downstairs WC, En-Suite To Bedroom 1 & A House Bathroom
- Very Popular Location That Looks Over The Central Green
- Peaceful Neighbourhood, Truly Worthy Of An Appointment To View
- Two Good Sized Reception Rooms & A Large Dining Kitchen
- Neat Fully Enclosed Garden To The Rear - Parking & Small Garden To The Front
- The Perfect Home For A Young Growing Family
- EPC Rating C / Tenure Freehold / Council Tax D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

The Perfect Family Home - 4 Bedroom Extended Semi Detached

A deceptively spacious four bed roomed semi detached house offering attractive extended accommodation, within this highly sought after residential neighbourhood, perfect for a young growing family. Overlooking the open green to the front, the property incorporates a most fabulous dining kitchen, the perfect hub of the home, ideal for family life and for entertaining. The dining kitchen in turn gives access to a reception room either side of it, the sitting room to the front and a living room to the rear, currently a great family games room. The ground floor is completed by the entrance hall and a valuable downstairs wc. The first floor incorporates all four bedrooms, with the principle bedroom also having a smart modern en-suite and the equally smart modern house bathroom servicing the other bedrooms. Set in a small cul-de-sac, the property has parking to the front and a small garden area, whilst to the rear is a neat lawned garden, privately and securely enclosed for all the family to enjoy. To arrange your viewing on this lovely family 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 Hall

Via a composite outer door to the front elevation.

Downstairs WC

Two piece suite in white including a wash hand basin and a low level wc. Central heating radiator and a window.

Sitting Room 17'6" max x 15'3" max (5.33m max x 4.65m max)

Focal fireplace with an electric stove inset, two central heating radiators and the staircase to the first floor.

Superb Dining Kitchen 28'2" x 10'7" (8.59m x 3.23m)

They say that the kitchen is the hub of a good home, well this one will not disappoint. A superb kitchen perfect for all the family and for entertaining, the kitchen offers a comprehensive range of modern fitted kitchen units including a central island. The kitchen includes a built in electric oven with a five ring gas hob and extractor hood over, a microwave oven, dishwasher and a wine fridge. Space and plumbing for a washing machine. Central heating radiator, window to the rear garden together with French doors and a window to the living room / games room.

Living Room / Games Room 16'7" x 11'10" (5.05m x 3.61m)

A great addition to the house providing a valuable and flexible use additional reception room, currently used as a games room, but has been a playroom and a living room in the past. Central heating radiator, windows and French doors to the enclosed rear garden.

First Floor Landing

Cupboard housing the hot water cylinder.

Bedroom 1. 14'2" x 9'3" (4.32m x 2.82m)

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

En-Suite To Bedroom 1.

Fitted with a three piece suite that includes a walk in shower with a glazed door, a wash hand basin and a low level w.c Complementary splash backs, a central heating radiator and a window to the front.

Bedroom 2. 17'6" x 9'8" (5.33m x 2.95m)

Spacious second bedroom having a central heating radiator and a window to the rear elevation.

Bedroom 3. 10'7" x 9'7" (3.23m x 2.92m)

Central heating radiator and a window to the rear elevation.

Bedroom 4. 7'8" x 7'7" (2.34m x 2.31m)

Central heating radiator and a window to the rear elevation.

House Bathroom

Fitted with a modern three piece suite that includes a panelled bath, a low level wc and a wash hand basin. Complementary tiled splash backs, a central heating radiator and an extractor fan.

Outside

To the front is a neat block paved driveway providing private off street parking to a reduced size garage store (10'1" x 7'). Raised beds, a tree and stocked borders. Moving around to the rear is a lawned garden, fully enclosed by fencing and enjoying decked patio areas to enjoy the summers sunshine.



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Tenure, Services And Parking

Tenure: Freehold - All property in the Swallows area contribute towards the upkeep of the attractive open green with the current charge approximately £125 per annum. This is run by Chevin Way Management Company, c/o Adair Paxton, Jason House, Kerry Hill, Horsforth LS18 4JH

All Mains Services Connected

Parking: Private Driveway.

Council Tax

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.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers being O2, Three & EE. 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



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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

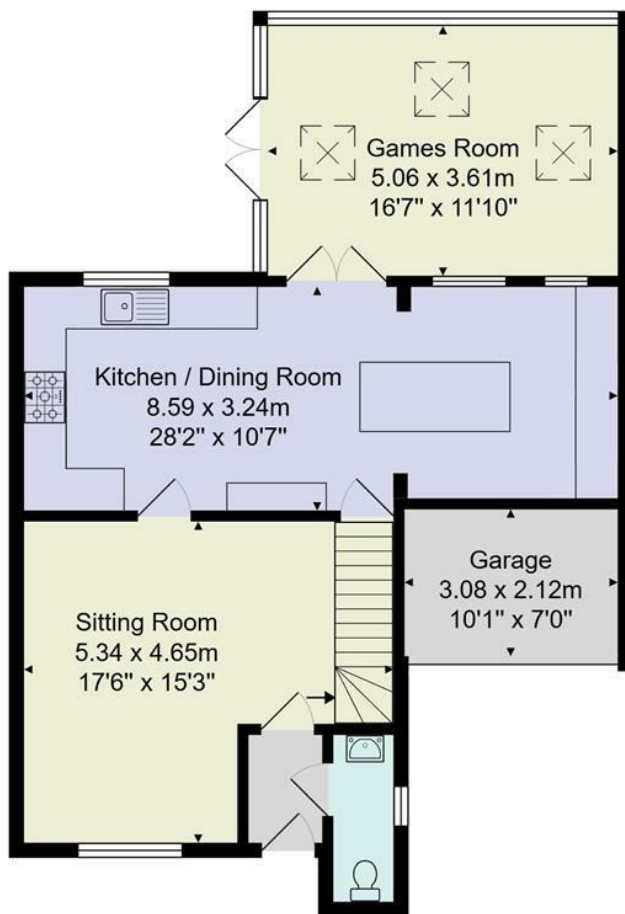
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

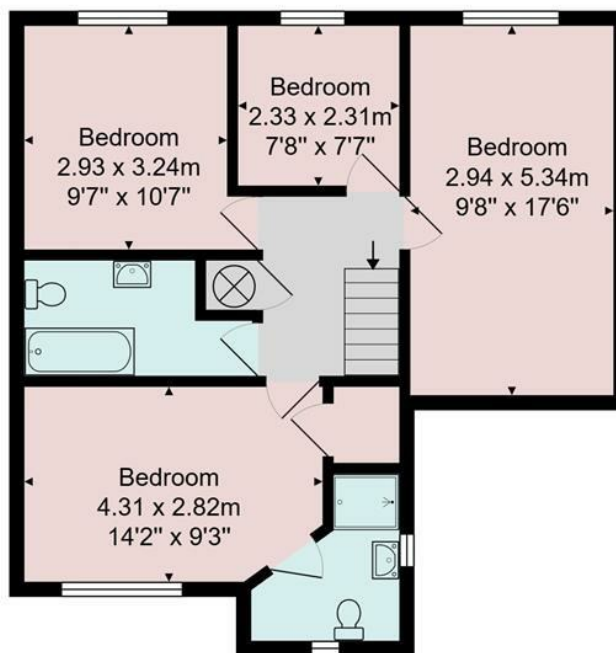
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Ground Floor



First Floor

Total Area: 142.2 m² ... 1530 ft²

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) A		84
(81-91) B		
(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.



T: Call us on 01943 889010

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