



3-4 ST. WILFRIDS TERRACE, POOL IN WHARFEDALE LS21 1NA

Asking price £290,000

FEATURES

- Deceptively Spacious Three Bedroomed Stone Cottage
- Most Fabulous Dining Kitchen That Includes A Central Island & An Exposed Fireplace
- Excellent Proportioned Sitting Room With Oak Flooring A Stove To The Chimney Breast
- Smart Fully Tiled House Bathroom That Includes A Claw Foot Roll Top Bath
- Principle Bedroom With Extensive Range Of Fitted Wardrobes & An En-Suite Shower
- Attractive Garden To The Rear Together With A Garage & Outhouse Store
- Great Central Location Within The Village Conservation Area
- EPC Rating D / Tenure Freehold / Council Tax C



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stunning 3 Bedroom Stone Cottage With A Garden & Garage

Beautifully presented three bedroomed stone built terraced cottage offering charming living accommodation over two floors, together with a private garden to the rear and a valuable garage. Deceptively spacious home that would be the perfect fit for either a professional couple or a family alike, this Tardis like home includes a stunning dining kitchen with a central island and an exposed fireplace as well as a fabulous proportioned sitting room with oak flooring and a stove to the chimney breast. Moving up to the first floor is a spacious landing, three bedrooms with the principle bedroom having an extensive range of fitted wardrobes and an en-suite shower, and finally the smart house bathroom that includes a claw foot rolltop bath. Externally the house enjoys a neat garden to the rear together with a valuable garage and an outhouse store shed beyond completing this fine home. Set in the heart of the village, we strongly recommend an appointment to view in order to fully appreciate the outstanding accommodation on offer. To arrange your viewing, simply contact Shankland Barraclough Estate Agents in Otley.

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

Sitting Room 21'3" x 13'1" (6.48m x 3.99m)

A lovely proportioned reception room having oak flooring, two windows to the front elevation, a central heating radiator and a focal fireplace with an Oak beamed lintel over and a stove inset.

Dining Kitchen 21'7" x 15'10" (6.58m x 4.83m)

A fabulous dining kitchen with the dining area offering oak flooring, an fantastic exposed fireplace, window and a door to the front, whilst the kitchen area offers a comprehensive range of modern fitted kitchen units having quartz worksurfaces over and a Belfast sink inset. Built in twin ovens and an induction hob, together with an integrated dishwasher. Central co-ordinating island with a breakfast bar peninsular, tiled flooring and splash backs, window and a composite stable door to the garden.

First Floor Landing

A generous landing benefitting from built in storage cupboards, oak flooring and providing access to the following rooms:

Bedroom 1. 17'9" x 13'1" (5.41m x 3.99m)

With an extensive range of fitted wardrobes to one wall, a central heating radiator and a window to the front elevation. The bedroom also benefits from having an en-suite shower room.

Bedroom 2. 13'1" x 9'5" (3.99m x 2.87m)

Built in wardrobes to the alcoves and a feature focal fireplace to the chimney breast. Central heating radiator and a window to the front elevation.

Bedroom 3. 9'6" x 5'3" (2.90m x 1.60m)

Central heating radiator and a window to the rear.

House Bathroom

Smartly presented house bathroom complemented by fully tiled walls and flooring, fitted with a traditional styled three piece suite in white comprising a claw foot roll top bath, a wash hand basin and a low level wc. Central heated towel rail and a window to the rear elevation.



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Outside

To the rear is a lovely cottage garden, laid with an artificial lawn with sleeper raised beds to the borders and fencing enclosing. Beyond the garden and over the lane is a small block of garages, one of which belongs to this property. In addition to the garage there is also an outhouse store.

Tenure, & Services

Tenure: Freehold

All Mains Services Connected

Located Within The Beautiful Pool In Wharfedale Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 00 Mbps download speed is available to this property. Mobile Phone coverage is available too two of the four main carriers being EE and O2. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

Leeds City Council Tax Band C. 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



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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

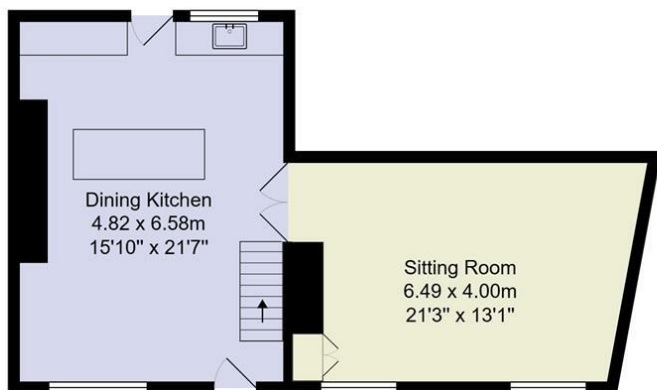
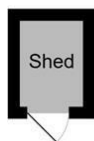
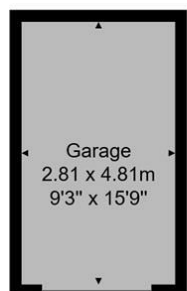
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

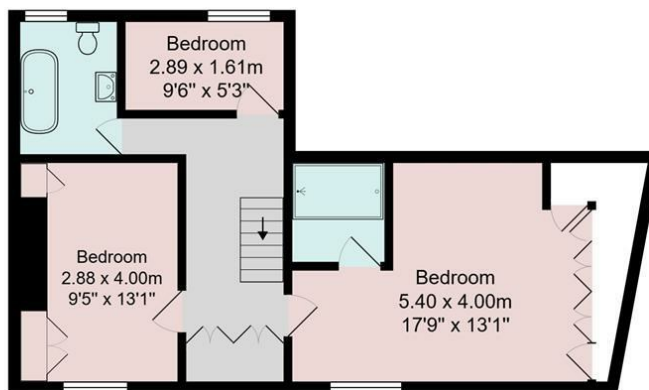
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor



First Floor

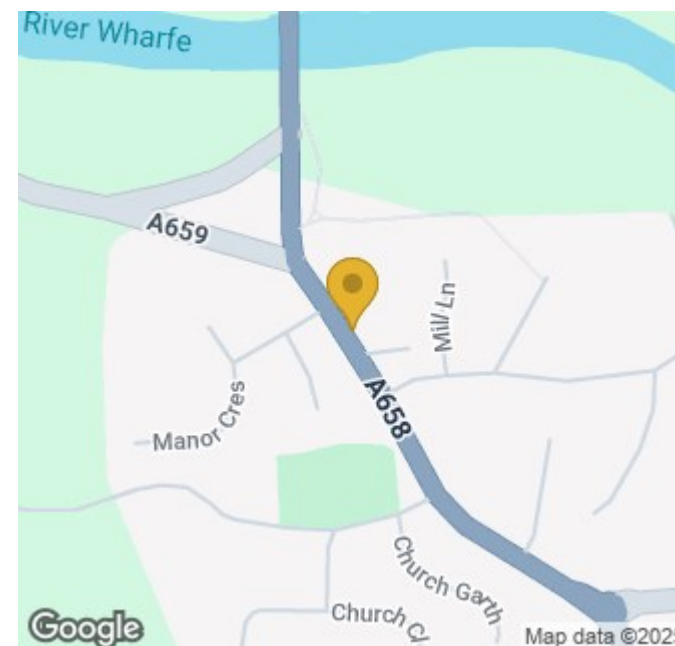
Total Area: 129.1 m² ... 1390 ft²

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		
(81-91) B		
(69-80) C		
(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.



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