



# 5 SANDY LOBBY, POOL IN WHARFEDALE LS21 1EL

**Asking price £279,950**

## FEATURES

- Charming Stone Built Period Terraced Cottage
- Well Appointed Kitchen With Built In Appliances And Exposed Stone Walling
- White Three Piece House Bathroom
- Valuable Parking And A Detached Garage
- Two Charming Reception Rooms With An Open Fire To The Sitting Room
- Beautiful Location Off Old Pool Bank Looking Over Fields To The Front
- Two Double Bedrooms With Exposed Beams
- EPC Rating D / Tenure Freehold / Council Tax C



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS



# 2 Bedroom House - Mid Terrace located in Pool In Wharfedale

A highly attractive period cottage full of charm and character, located within a small row off of Old Pool Bank with fields to the front, a terraced garden to the rear and the valuable asset of having a garage and parking. The property incorporates two charming reception rooms, the sitting room to the front has an open fire, exposed beams and stripped floors, whilst the dining room is located to the rear and boasts a beautiful Yorkshire stone flagged floor. Stairs lead down from the dining room to the kitchen which offers a good range of fitted kitchen units, has exposed stone walling and Yorkshire stone flagged flooring. To the first floor there are two double bedrooms and the house bathroom. This is a lovely period home, set in attractive location, truly warranting an appointment to view. 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:

## **Sitting Room 12'3" x 10'9" (3.73m x 3.28m)**

Via a beautiful oak outer door with an arched window over, this charming sitting room has a focal stone fireplace with an open fire, exposed beams, stripped and polished floorboards, two arched sash windows and a central heating radiator.

## **Dining Room 15' x 8'9" (4.57m x 2.67m)**

Attractive Yorkshire stone flagged flooring, built in cupboards, a central heating radiator and the boiler. Window and door to the rear elevation.

## **Lower Ground Floor**

## **Kitchen 11'3" x 11' (3.43m x 3.35m)**

Offering a good number of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer, a five ring gas hob and an electric oven. Space and plumbing for a washing machine and a dishwasher. Attractive exposed stone walling, Yorkshire stone flagged flooring, a central heating radiator and a window to the front elevation.

## **First Floor Landing**

With access to the following rooms:

## **Bedroom 1. 12' x 10'9" (3.66m x 3.28m)**

Two arched sash windows to the front elevation, a built in cupboard, central heating radiator and an exposed beam.

## **Bedroom 2. 9'9" x 9' (2.97m x 2.74m)**

Windows to the rear elevation, a central heating radiator and an exposed beam.

## **Bathroom**

A three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled walls and a window to the rear elevation.

## **Outside Space & Garage**

To the front is a small area with decorative crushed slate. The rear is open to the row and has an outbuilding and then steps up the steep banking which opens out onto a flat garden area (currently overgrown) which affords stunning views down the Wharfe Valley. This property also benefits from having a detached garage, located to the front just after the neighbouring house.

## **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Garage & Lane

## **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Superfast Broadband up to 40 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>



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### Council Tax

Leeds City Council Tax Band C. 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

### 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.



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### 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.

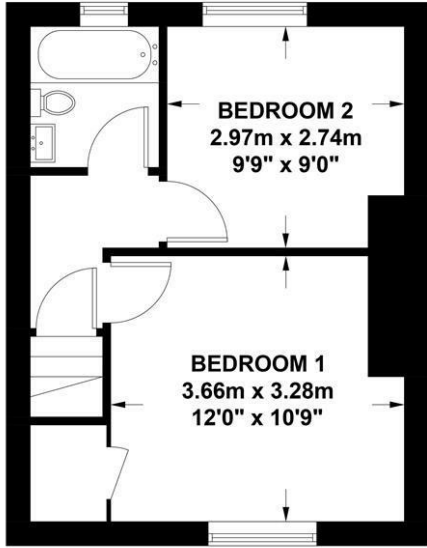
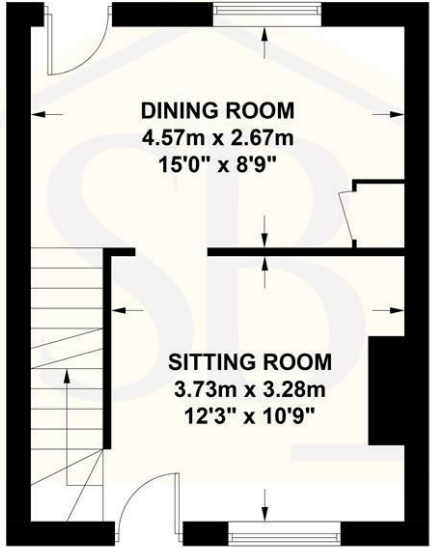
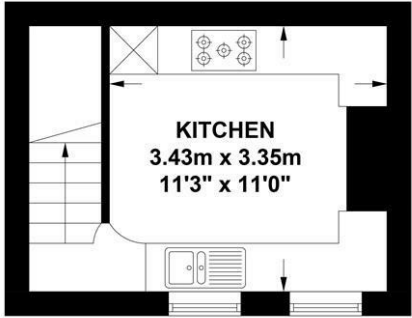
### Please Note

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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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		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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