

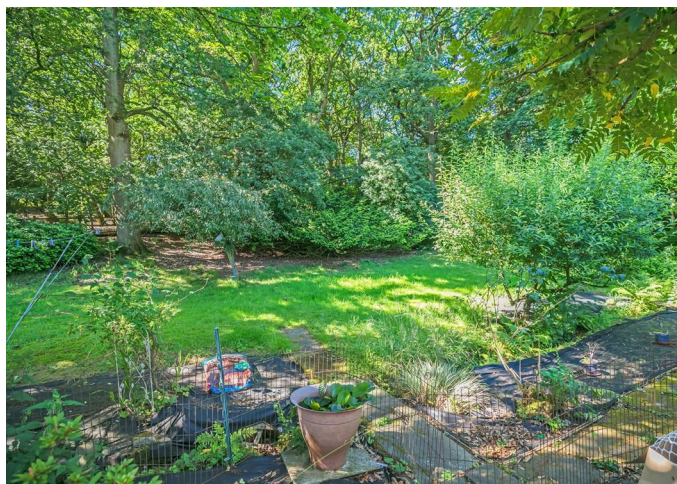


WOODBANK OLD POOL BANK, POOL IN WHARFEDALE LS21 3BZ

Asking price £450,000

FEATURES

- Detached Bungalow Set In A Large Plot With Gardens A Woodland Area
- Smart Modern Kitchen With Integrated Appliances
- Two Reception Rooms Looking Out Over The Gardens
- Located On A No Through Private Road
- Three Bedrooms, All With Wardrobes Built In
- Fully Tiled Bathroom / Wet Room With A Walk In Shower
- Tenure Freehold / Council Tax Band F / EPC Rating E
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

3 Bedroom Detached In A Large Garden Plot - No Onward Chain

Nestled on the edge of Pool In Wharfedale, this delightful detached bungalow offers a perfect blend of comfort and modern living. Built in the 1920s, the property has been thoughtfully updated while retaining its character, making it an ideal home for those seeking a peaceful retreat.

Spanning an impressive 1,089 square feet, the bungalow features two spacious reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom ensures convenience for all residents. With three inviting bedrooms, there is plenty of room for family members or guests.

Set on a large plot, the property boasts lawned gardens and enchanting woodland areas, perfect for enjoying the outdoors or hosting summer gatherings. The tranquil setting is further enhanced by its location in a small private cul-de-sac, offering a sense of community and privacy.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are looking to downsize, invest, or find your forever home, this bungalow presents an excellent opportunity in a sought-after area.

With its blend of modern amenities and serene surroundings, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home. To arrange your viewing, simply contact Shankland Barraclough Estate Agents in Otley

The Accommodation...

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

Entrance Porch

A useful area to kick off those muddy boots and wet coats before entering in to the kitchen.

Kitchen 16' x 7'11" (4.88m x 2.41m)

Offering a sleek modern range of fitted kitchen units having worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge and freezer, dishwasher, washing machine, electric double oven and hob. Central heating radiator and a window to the front elevation.

Dining Room 16' x 12' (4.88m x 3.66m)

Adjoining the kitchen, this is the ideal area to entertain family and friends. Central heating radiator, windows to the side elevation and to the rear looking over the gardens.

Sitting Room 12'8" x 11'11" (3.86m x 3.63m)

With a central heating radiator, window and French doors to the rear garden.

Inner Hallway

Central heating radiator.

Bedroom 1. 12'3" x 11'11" (3.73m x 3.63m)

Offering a smart modern range of fitted wardrobes, cupboards and drawers. Central heating radiator and a window to the rear looking over the garden.

Bedroom 2. 12'4" x 10'10" (3.76m x 3.30m)

Built in wardrobes to either side of the chimney breast, a central heating radiator and a window to the side elevation.

Bedroom 3. 9'1" x 8'6" (2.77m x 2.59m)

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

Bathroom / Wetroom

Smartly appointed with a three piece suite comprising a walk in shower, a wash hand basin and a low level wc. Complemented by fully tiled walls, a central heated towel rail and a window to the front elevation.

Outside

The property has a double width driveway which in turn leads to an old double garage (believed to be asbestos) which it is envisaged a new owner would replace. The gardens are as you would imagine large and mature, offering a selection of lawns, patio areas, shrubs, plants bushes and a woodland area (protected by TPO's) within its boundary creating a lovely environment for all the family to enjoy. A small section of the land behind the neighbours at Croft Cottage will be transferred to Croft Cottage when the sale is agreed.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and garage. Located on a private road.

Council Tax

Leeds City Council Tax Band F. 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 Superfast Broadband up to 80 Mbps



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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>

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.

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



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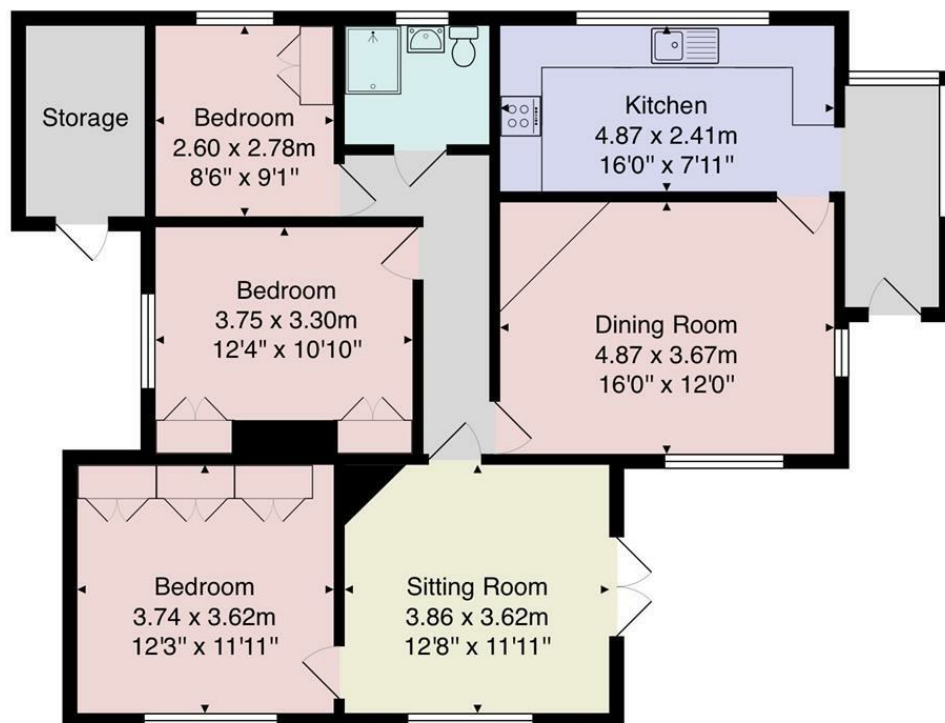
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verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given 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. The sale of the property is subject to the Grant of Probate Certificate being issued. This has already been submitted prior to marketing commencing.



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Total Area: 101.2 m² ... 1089 ft²

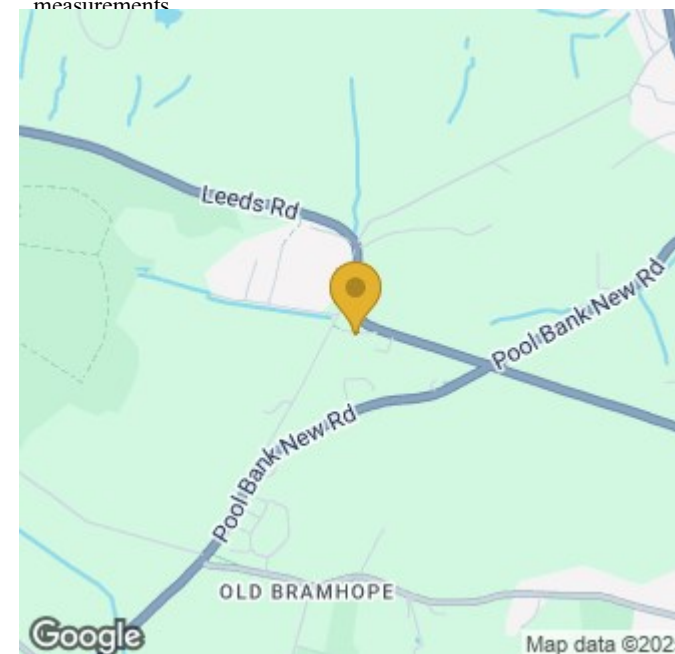
All measurements are approximate and for display purposes only.

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		74
(55-68) D		
(39-54) E	49	
(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.



Call us on 01943 889010
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