



## 3 CRAGG VIEW, POOL IN WHARFEDALE LS21 1DW

**Asking price £240,000**

### FEATURES

- Stone Fronted Cottage With Gardens and Garage
- Two Bedrooms With Focal Fireplaces & An Occasional Attic Room
- Sitting Room With Exposed Floorboards & A Wood Burning Stove
- Fitted Kitchen Units With A Range Style Cooker To The Chimney Breast
- Garden Room / Summerhouse To The Rear Garden
- Located In The Beautiful Pool In Wharfedale Conservation Area
- EPC Rating D / Tenure Freehold / Council Tax Band C
- Offered With The Advantage Of Having No Onward Chain



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 2 Bedroom + Attic Room Terraced Cottage With A Garden & Garage

Nestled in the picturesque area of Cragg View, Pool in Wharfedale, this charming mid-terrace cottage presents a delightful opportunity for those seeking a characterful home. Spanning approximately 820 square feet, the property boasts two well-proportioned bedrooms, complemented by an inviting attic room that offers additional versatility for use as a study or guest space.

Upon entering, one is greeted by a warm reception room that exudes charm and has a warming wood burning stove, making it the perfect setting for relaxation or entertaining guests. The ground floor also includes a dining kitchen, whilst to the first floor adjacent to the two bedrooms the cottage is further enhanced by a well-appointed bathroom, ensuring convenience for everyday living.

The exterior of the property is equally appealing, featuring an attractive stone façade to the front, whilst the rear is brick, that adds to its overall character. The rear garden is a true highlight, providing a serene outdoor space complete with a large garden room, ideal for enjoying the stunning views and the beauty of nature. This garden area is perfect for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

For practical needs, the cottages use the parking area to the side, as well as this property having a garage and an outhouse store, offering ample storage solutions. There is easy access to Leeds and Otley via the regular bus service and additionally, the advantage of no onward chain makes this property an even more enticing prospect for potential buyers.

In summary, this delightful cottage in Cragg View is a perfect blend of charm, practicality, and scenic beauty, with the fabulous Otley Chevin being opposite with wonderful walks, making it an ideal choice for anyone looking to settle in a lovely part of Pool in Wharfedale. To arrange your viewing please 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:

## Sitting Room 16'9" x 10'1" (5.11m x 3.07m)

A charming reception room having an exposed brick chimney breast with a warming wood burning stove inset and the original stripped pine cupboards to one of the alcoves. Stripped exposed floorboards, a central heating radiator, window and door to the front elevation.

## Dining Kitchen 13'7" x 10' (4.14m x 3.05m )

Fitted range of kitchen units having worksurfaces over and a sink unit inset. Range style cooker inset to the chimney breast, tiled flooring and plumbing for a washing machine. Central heating radiator, two useful cupboards, one of which houses the boiler, a door and window to the rear.

## First Floor Landing

With access to the following rooms:

## Bedroom 1. 16'9" x 9'8" (5.11m x 2.95m)

Focal fireplace to the chimney breast, two windows to the front elevation and a central heating radiator.

## Bedroom 2. 10'5" x 8'3" (3.18m x 2.51m)

Focal fireplace to the chimney breast, a central heating radiator and a window to the rear.

## House Bathroom

Fitted with 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 w.c. Central heating radiator and a window to the rear.

## Attic Space 15'7" x 8'4" max (4.75m x 2.54m max)

Having a pitched ceiling having two Velux windows to the rear.

## Outside

To the front is a small cottage garden. To the rear is the path access from the parking area with the garden then beyond. The garden is laid to lawn and has a large garden room / summer house 11'1" x 9'2" having windows, light and power supplied, ideal as either a hobby room or work space. This over looks the tree lined valley below, a lovely setting. The property also benefits from having an older timber garage and an outhouse store to the side elevation, providing excellent storage space.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Tenure & Services

Tenure: Freehold

All Mains Services Connected

Located within the beautiful Pool In Wharfedale  
Conservation Area

### Flood Risk Summary

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any  
property, please visit the governments website  
<https://www.gov.uk/check-long-term-flood-risk>

### Internet and Mobile Coverage

Independently checked information via Ofcom shows  
that Superfast Broadband up to 60 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>

### 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  
Barracough Estate Agents on (01943) 889010, e-mail  
us [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



### **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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup> (excluding summerhouse, garage)

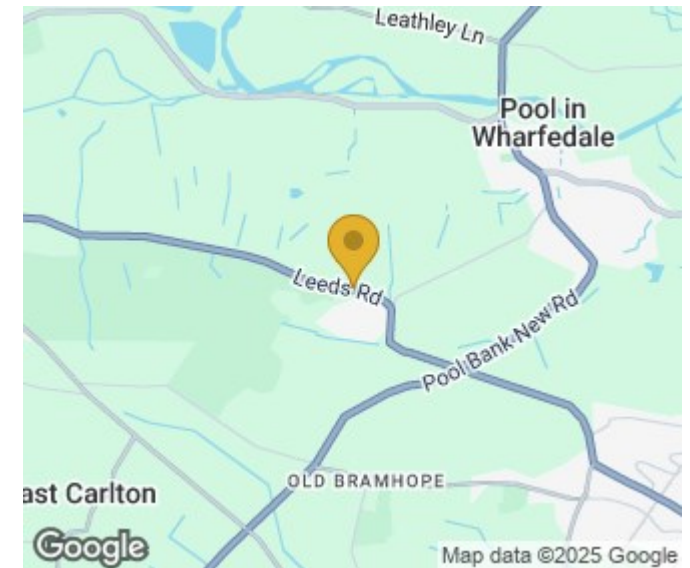
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

| 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 |         |                         |
|                                             | 61      | 79                      |
| 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**

**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**

**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS