



3 MAIN STREET POOL IN WHARFEDALE LS21 1LH

Asking price £250,000

FEATURES

- Attractive Stone Built Cottage
- Large Reception Hallway & Characterful Sitting Room
- Large Landing Ideal For A Reading Or Study Area
- Two Generous Double Bedrooms With Glimpses Across The Valley
- Enclosed Rear Yard With Right Of Access Across
- Situated In The Heart Of The Village
- Dining Room & Modern Recently Fitted Kitchen
- Smart House Bathroom With Four Piece Suite
- Freehold / EPC Rating E / Council Tax Band C
- Ideal Opportunity For A Variety Of Purchasers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautiful Two Bedroomed Stone Cottage In The Heart Of The Village

A beautifully modernised stone built two bedroomed cottage that has been sympathetically updated by the current owner to create a wonderful home. Situated in heart of the sought after village of Pool in Wharfedale, this wonderful and deceptively spacious cottage provides a terrific opportunity for a variety of buyers. On entering the property there is a large reception hall which provides an ideal space for coats and shoes, with the characterful sitting room having a feature stone fireplace with open grate. A dining room, useful cloaks w.c and a modern recently fitted kitchen with integrated appliances complete the ground floor. Moving upstairs we have a large open landing, an ideal space for a reading or study area as well as two double bedrooms and a smart four piece bathroom including a separate shower cubicle and freestanding bath. Externally there is a walled garden to the front and a small enclosed yard to the rear. To book your viewing at this attractive cottage call 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:

Ground Floor

Entrance Hall 11'11" x 7'10" (3.63m x 2.39m)

A spacious entrance hall which provides an ideal space for coats and shoes. Radiator and wood effect flooring.

Sitting Room 12'4" x 11'11" (3.76m x 3.63m)

An elegant sitting room with an attractive feature stone fireplace having an open grate. Radiator, fitted alcove shelves, wood effect flooring and window to the front elevation.

Dining Room 9'6" x 7'5" (2.90m x 2.26m)

Situated just off the kitchen with radiator, window to the rear and door out to the rear courtyard.

Cloakroom

With a low suite wc, wash basin and recessed spotlight.

Modern Kitchen 10'10" x 6'8" (3.30m x 2.03m)

A modern recently fitted kitchen having a range of base and wall units incorporating cupboards, drawers and wooden work surfaces with a tiled splashback. Inset one and a half bowl sink unit with mixer tap, integrated pull out larder unit, fridge/freezer, dishwasher and electric oven having a four ring gas hob and stainless steel hood over. Recessed spotlights, radiator, vinyl flooring, wall mounted central heating boiler and window to the side elevation.

First Floor

Spacious Landing 15'5" x 8'5" (4.70m x 2.57m)

A terrific space which could be utilised in numerous ways such as a reading area or study area as it is currently used, ideal for those working from home

Bedroom 1. 11'11" x 10'11" (3.63m x 3.33m)

A generous double bedroom access to the roof void, radiator and window to the front elevation enjoying long distance glimpses across the valley.

Bedroom 2. 11'11" x 9'7" (3.63m x 2.92m)

Another double bedroom with radiator and window to the front elevation.

Smart Bathroom

Having also been updated by the current owner, this smart house bathroom has a white four piece suite comprising a large freestanding bath with mixer tap and shower attachment, wash basin with cupboard under, low suite w.c and separate shower stall with a fixed head and shower attachment. Heated towel rail, cupboard with plumbing for an automatic washing machine, wood effect flooring and window to the side elevation.

Outside

To the front there is an enclosed gravelled garden with stone walling, gate and wood store. To the rear there is a fully enclosed stone paved yard with a gate to the side providing foot access. Please note that the neighbours at number 1 have a right of access across the yard to the gated side foot access.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: None

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage for voice calls is available to three of the four main carriers (O2, EE & Three). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

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.

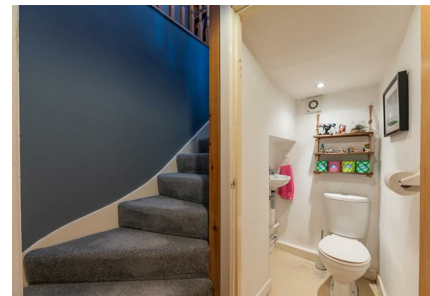
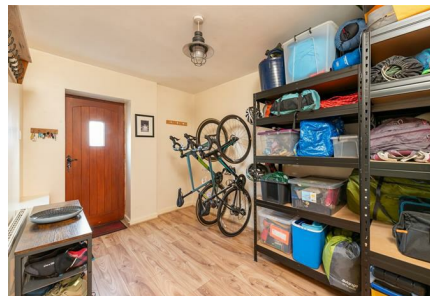
Viewing Arrangements

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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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.

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.

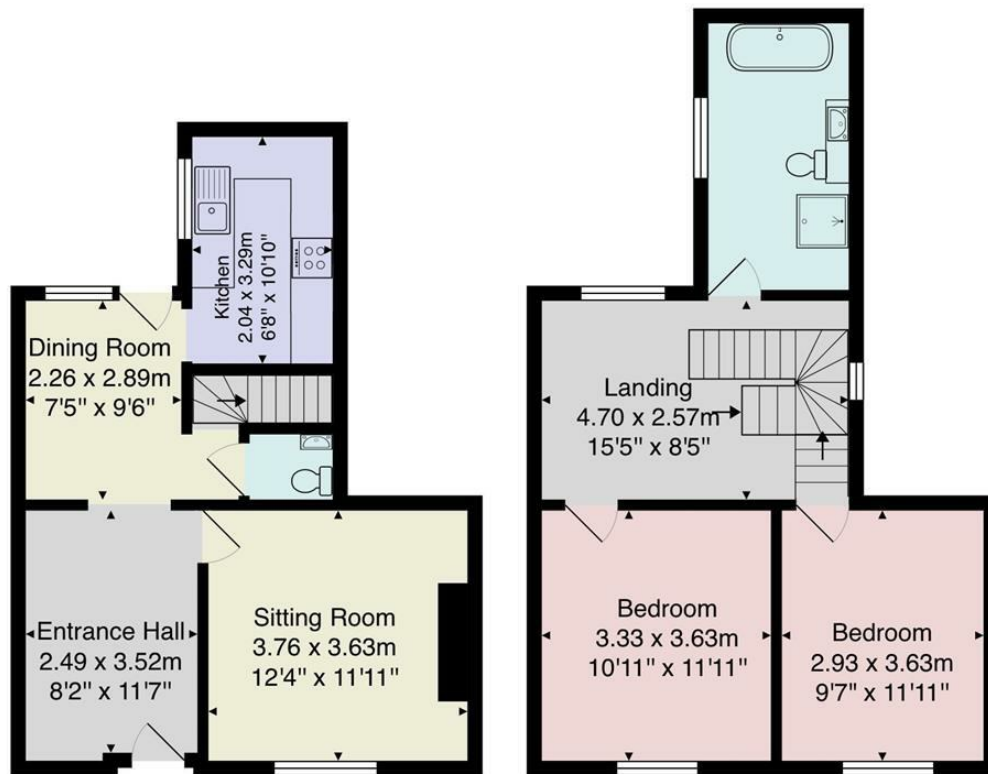
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Total Area: 86.6 m² ... 933 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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