



**Bramble Grove, Pool In Wharfedale Otley LS21 1TW**

**welcome to**

**Bramble Grove, Pool In Wharfedale Otley**

A two bedroom end terrace property nicely presented throughout, in a quiet residential area of Pool In Wharfedale. This is a great opportunity for first time buyers looking to get on the property ladder. This is a shared ownership property with the buyer purchasing a 75% share. T&C's apply.



### **Entrance Hall**

Enter from the front into the hallway with laminate flooring, understairs storage cupboard, radiator and stairs leading to the first floor.

### **Lounge**

13' 7" x 12' 7" ( 4.14m x 3.84m )

A good size lounge with laminate flooring, two radiators and uPVC double glazed patio doors to the rear leading out to the garden.

### **Kitchen**

9' 6" x 6' 4" ( 2.90m x 1.93m )

A well presented kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback. Integrated appliances include an electric oven, microwave and there are spaces for a washing machine and full height fridge freezer. There is laminate flooring and a uPVC double glazed window to the side.

### **Landing**

The stairs rise from the hallway onto the carpeted landing with doors to two bedrooms, shower room and access to the loft.

### **Bedroom One**

12' 8" x 11' 10" ( 3.86m x 3.61m )

A double bedroom with fitted wardrobes, carpet flooring, a built in cupboard housing the boiler, radiator and a uPVC double glazed window to the side.

### **Bedroom Two**

11' 7" x 6' 6" ( 3.53m x 1.98m )

A single bedroom with carpet flooring, radiator and a uPVC double glazed window to the rear.

### **Shower Room**

Fully tiled and fitted with a three piece suite comprising of a walk in shower, wash hand basin and wc set in a vanity unit, extractor fan and a uPVC double glazed window to the rear.

### **Outside**

There is a private garden to the rear part laid to lawn and a paved seating area all with fence borders. There is an allocated parking space.



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## Bramble Grove, Pool In Wharfedale Otley

- Two Bedroom End Terrace House
- 75% Shared Ownership T&C's Apply
- Cul-De-Sac Position
- Rear Garden
- Off Street Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

**£185,000**



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Property Ref:  
YEA106501 - 0004

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Please note the marker reflects the postcode not the actual property



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