

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.













Entrace 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" \times 12' 7" (4.14m x 3.84m) A good size lounge with laminate flooring, two radiators and uPVC double gazed 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" ($3.53m \times 1.98m$) A single bedroom with carpet flooring, radiator and a uPVC double glazed window to the rear.

Shower Room

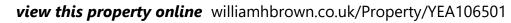
Fully tiled and fitted with a three piece suite comprising of a walk in shower, wash hand basin and wc set in a vanity unit, extractor fan and a uPVC double glazed window to the rear.

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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- 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 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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