



**Chapel Hill Road, Pool In Wharfedale Otley LS21 1QY**



**welcome to**

**Chapel Hill Road, Pool In Wharfedale Otley**

A beautifully presented four-bedroom modern terraced home offering spacious and flexible living across three floors. The property features multiple reception rooms, two bathrooms, a guest WC, and a utility room. Enjoy stunning countryside views and well-maintained interiors throughout.



## Ground Floor

### Entrance Hall

Enter from the front into the welcoming hallway with access to the guest wc and stairs leading to the first floor.

### Guest Wc

Always useful to have in a busy family home with a wc and wash hand basin.

### Garden Room/ Bedroom Two

16' 9" Max x 13' 8" Max ( 5.11m Max x 4.17m Max )

A spacious, bright and airy room which could have many uses depending on the buyers needs. There is ample space for free standing furniture and fully glazed double doors allow a good amount of natural light to flow through and open up to the garden and boasting amazing views.

### Utility Room

10' 3" Max x 9' 2" Max ( 3.12m Max x 2.79m Max )

Having base units with work surfaces incorporating a sink and drainer, useful shelving, spaces for a washing machine and dryer. There is also access to additional storage space.

### Storage Room

8' 2" Max x 8' 2" Max ( 2.49m Max x 2.49m Max )

A great storage space to the front of the property.

## First Floor

### Lounge

16' 9" Max x 14' Max ( 5.11m Max x 4.27m Max )

A spacious, bright and airy room open to the dining room with three windows to the rear boasting amazing countryside views.

### Dining Area

8' 7" Max x 8' 4" Max ( 2.62m Max x 2.54m Max )

Open to the lounge and having ample space for a table and chairs.

### Kitchen

16' 9" Max x 8' 7" Max ( 5.11m Max x 2.62m Max )

A well presented kitchen offering a good range of

wall and base units with work surfaces incorporating a sink, drainer and gas hob with a tiled splashback and extractor fan above, Integrated appliances include an oven and fridge freezer.

## Second Floor

### Landing

With a built in storage cupboard housing the boiler and access to the part boarded loft.

### Bedroom One

14' 4" Max x 14' Max ( 4.37m Max x 4.27m Max )

A spacious double bedroom positioned to the rear elevation with built in wardrobes, fully glazed double doors opening to a Juliet balcony boasting amazing countryside views and access to en suite facilities.

### En Suite

Part tiled and fitted with a three piece suite comprising of a shower cubicle, wash hand basin, wc and chrome heated towel rail.

### Bedroom Three

11' 1" Max x 7' 11" Max ( 3.38m Max x 2.41m Max )

A double bedroom positioned to the front elevation with space for free standing furniture.

### Bedroom Four

8' 5" Max x 7' 6" Max ( 2.57m Max x 2.29m Max )

A good size single bedroom positioned to the front elevation with built in wardrobes.

### Bathroom

A modern bathroom fitted with a three piece suite comprising of a bath with shower over, wash hand basin with ample storage below and a wc.

### Outside

To the front of the property there is a driveway providing off street parking. To the rear there is a private low maintenance garden with pebbled and lawn areas, backing onto open countryside with amazing views.



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## **Chapel Hill Road, Pool In Wharfedale Otley**

- FOUR BEDROOM MOD TERRACE HOUSE
- SPACIOUS & VERSATILE LIVING ACCOMMODATION
- ARRANGED OVER THREE FLOORS
- STUNNING VIEWS TO THE REAR
- MASTER WITH EN SUITE FACILITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£440,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA105482 - 0004

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**william h brown**



**0113 250 6996**



[Yeadon@williamhbrown.co.uk](mailto:Yeadon@williamhbrown.co.uk)



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**