



# CHAPEL ROW POOL IN WHARFEDALE LS21 1LZ

Asking price £225,000

## FEATURES

- Characterful Stone Built Terraced Property
- Conveniently Situated In The Village Centre
- Benefitting From Two Reception Rooms
- Well-Equipped Breakfast Kitchen
- Two Generous Double Bedrooms
- House Bathroom With A White Suite
- Would Now Benefit From Some Updating
- Tenure Freehold / EPC Rating D / Council Tax Band C
- With The Advantage Of Having No Onward Chain
- Ideal Opportunity For A Variety Of Buyers



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# Stone Built Mid Terrace In The Centre Of Pool In Wharfedale

Nestled in the charming village of Pool In Wharfedale, this delightful mid-terrace house on Chapel Row offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.

The location is particularly appealing, as Pool In Wharfedale is known for its picturesque surroundings and strong sense of community. Residents can enjoy the tranquillity of village life while still being within easy reach of the bustling town of Otley and the vibrant city of Leeds. This makes it an excellent choice for those who appreciate both rural charm and urban amenities.

In summary, Chapel Row is a lovely mid-terrace house that offers a comfortable living space in a desirable location. With its two bedrooms and inviting reception rooms, it presents a wonderful opportunity for anyone looking to settle in this beautiful part of West Yorkshire.

Don't miss the chance to make this charming property your new home and contact Shankland Barraclough Estate Agents in Otley to arrange a viewing.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Ground Floor

#### Entrance Area

With entrance door and stairs up to the first floor.

#### Sitting Room 15'5" x 10'6" (4.70m x 3.20m)

A welcoming reception room with a feature fireplace having an open grate. Ceiling cornice, under stairs cupboard, radiator and windows to the front elevation. Steps into:

#### Dining Room 11'10" x 8'11" (3.61m x 2.72m)

Located off the kitchen with a brick fireplace with which is currently blocked up. Tiled flooring, radiator, window and door to the rear elevation.

#### Kitchen 9'6" x 8'11" (2.90m x 2.72m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with upstands and a tiled splash back. Inset stainless steel sink unit with mixer tap, integrated dishwasher and electric oven with a four ring ceramic hob with a stainless steel hood over. Space for a freestanding

fridge/freezer, plumbing for an automatic washing machine, breakfast bar, wood effect flooring, radiator and window to the rear elevation.

### First Floor

#### Landing

#### Bedroom 1. 15'6" x 10'8" (4.72m x 3.25m)

A generous double bedroom with ceiling cornice, useful walk in wardrobe, radiator and window to the front elevation.

#### Bedroom 2. 13'6" x 9'9" (4.11m x 2.97m)

Another double bedroom with ceiling cornice, radiator and window to the rear elevation.

#### Bathroom

A good sized house bathroom with a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Heated towel rail, vinyl flooring, access to roof void and window to the rear elevation.

#### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

#### 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 is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

#### Flood Risk Summary

Surface Water -

Rivers & Sea -

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>

#### Council Tax Leeds

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 Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

### 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.

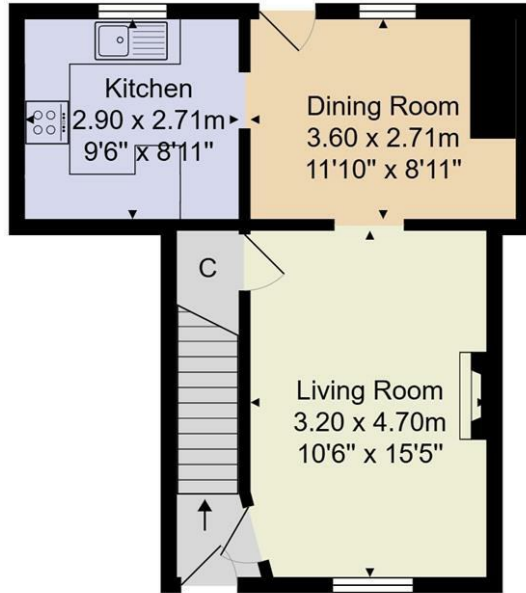
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### Please Note

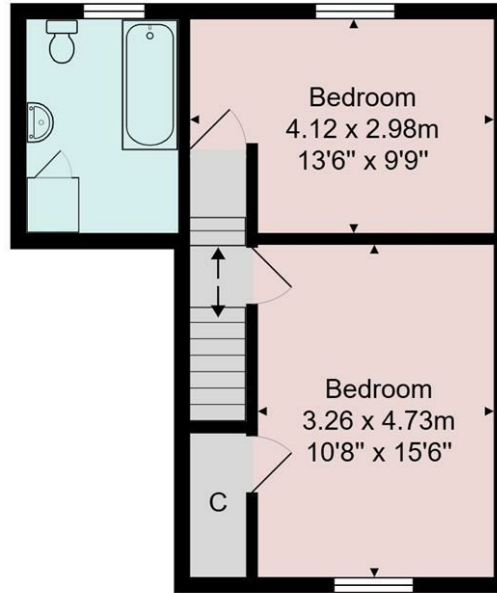
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Ground Floor



First Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

