8 GROVE TERRACE, POOL IN WHARFEDALE LS21 1EP

Asking price £325,000

FEATURES

- Beautifully Appointed Double Fronted End Terraced House
- Fantastic Proportioned And Well Appointed Dining Kitchen
- Smartly Appointed Three Piece House Bathroom
- Stunning Tree Lined Road Adjoining A Mature Woodland
- Three Double Bedrooms With Lovely Views From Each Window
- Lovely Lounge And A Separate Sun Room To The Rear Garden
- Southerly Facing Garden To The Rear, Privately Enclosed
- Council Tax Band C / Tenure Freehold / EPC Rating D

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SHANKLAND BARRACLOUGH ESTATE AGENTS

3 Double Bedroomed End Terrace In A Delightful Tree Lined Setting

Nestled in the charming Grove Terrace, on the fringes of Pool In Wharfedale, this delightful end-terrace house offers a perfect blend of comfort and style. Spanning an impressive 946 square feet, the property boasts three generously sized bedrooms, each providing stunning views that invite the beauty of the outdoors inside.

As you enter, you are welcomed by a spacious and well-appointed dining kitchen, ideal for family meals and entertaining guests. The attractive lounge exudes warmth and character, while the separate sun room at the rear of the house opens up to a southerly facing garden, perfect for enjoying sunny afternoons and al fresco dining.

The modern three-piece house bathroom is smartly appointed, ensuring convenience and comfort for all residents. The double fronted design of this end-terrace home enhances its appeal, set against a picturesque backdrop of a tree-lined street that add to the overall charm of the area.

This property is not just a house; it is a home that offers a serene lifestyle in a sought-after location. With its spacious interiors and lovely outdoor space, it is an ideal choice for families or couples seeking a peaceful retreat surrounded by beautiful countryside and woodland walks. Don't miss the opportunity to make this wonderful property your own. To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

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

Entrance Vestibule
Via an outer door to the front and with the staircase to the first floor.

Lounge 14'1" x 9'11" (4.29m x 3.02m)
A lovely reception room having a modern wall mounted electric fire, a central heating radiator and a window to the front elevation.

Dining Kitchen 19'10" x 11'9" (6.05m x 3.58m)
A fabulous area for culinary enthusiasts or those who love entertaining with family and friends, this spacious light and airy dining kitchen is sure to impress. Offering a good number of fitted kitchen units having solid wood worksurfaces over, with a sink unit inset and tiled splash backs over. The kitchen includes a built in electric double oven and hob with an extractor hood over, together with an integrated dishwasher and a washing machine. Central heating radiator and windows to the front and rear elevations.

Sun Room 8'10" x 5'2" (2.69m x 1.57m)
With a south easterly aspect, this is a lovely area to enjoy a coffee whilst looking out over the rear garden. Central heating radiator, windows and door to the garden.

First Floor Landing
With access to the following rooms:

Bedroom 1. 14' x 9'10" (4.27m x 3.00m)
Having fitted wardrobes to one wall, a central heating radiator and windows to the front and side elevations.

Bedroom 2. 10'3" x 9' (3.12m x 2.74m)
Fitted wardrobes to one wall, a built in pull out desk for those working from home, a central heating radiator and a window to the front elevation.

Bedroom 3. 8'9" x 8'3" plus the mezzanine floor (2.67m x 2.51m plus the mezzanine floor)
Central heating radiator and a window to the rear. Steps up to a mezzanine floor which our clients have a single bed mattress for guests, and there is a Velux window to the rear to the pitched ceiling.

House Bathroom
Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wall hung wash hand basin and a low level wc. Complemented by fully tiled walls and flooring, with luxurious electric underfloor heating also fitted. Central heating radiator and a window to the rear.

Gardens
To the front is a neat stone patio and steps to the house with stocked borders surrounding. The the rear the garden enjoys a southerly aspect, is laid to a stone patio with raised borders offering a lovely selection of shrubs and bushes, all enclosed by fencing.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: On The Lane
The Property is located on an Unadopted Road.

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Superfast Broadband up to 79 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. For further information please refer to: https://checker.ofcom.org.uk

Council Tax
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.

Flood Risk Summary
Surface Water - Very Low
Rivers & Sea - Very Low

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

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

26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

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.

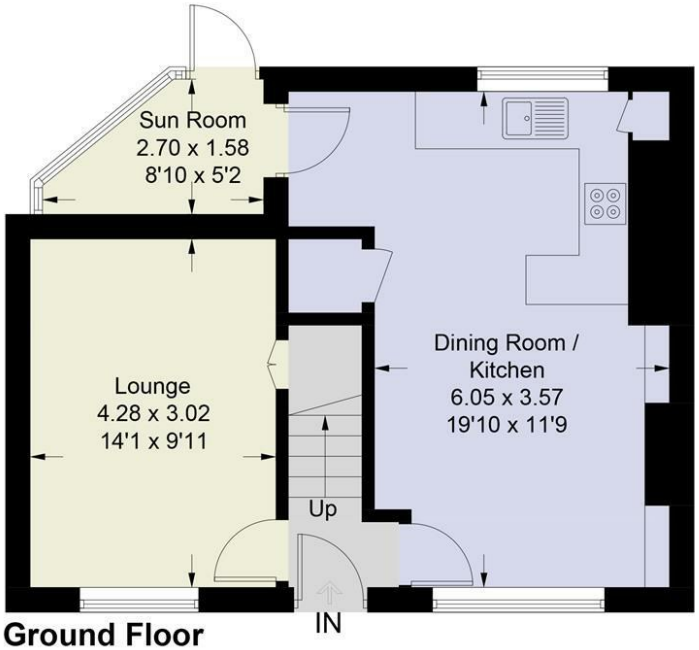
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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.

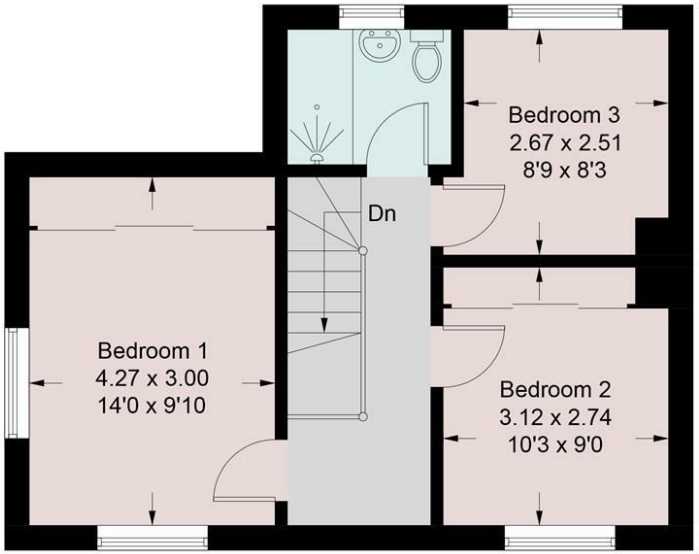
Please Note
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no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

Grove Terrace, Pool in Wharfedale, LS21

Approximate Gross Internal Area
87.9 sq m / 946 sq ft



Ground Floor



First Floor

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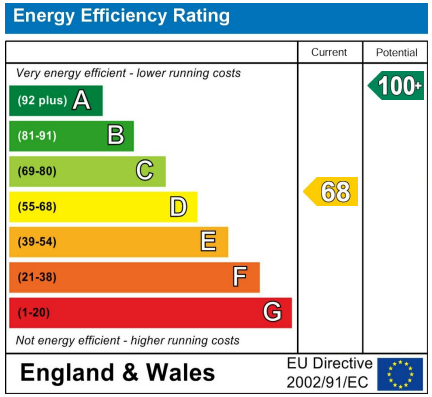

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

T: Call us on 01943 889010
E: info@shanklandbarraclough.co.uk
W: www.shanklandbarraclough.co.uk

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