



MANOR HOUSE COTTAGE MAIN STREET, POOL IN WHARFEDALE LS21 1LH

Asking price £320,000

FEATURES

- Individual Three Bedroomed Cottage In The Heart Of This Sought After Village
- Large Sitting Room With Beamed Ceiling A Stone Fireplace
- Dining Ktchen With Integrated Appliances Included
- Principle Bedroom With A Large Walk In Closet And An En-Suite
- White Three Piece House Bathroom Services The Other Two Bedrooms
- Gardens And Parking
- EPC Rating C / Tenure 999 Year Leasehold from 1988 / Council Tax Band D
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
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ESTATE AGENTS

3 Bedroomed Cottage Offered With No Onward Chain

Centrally located in the charming village of Pool In Wharfedale, this delightful house at Manor House Cottage offers a perfect blend of comfort and convenience. Spanning an impressive 1,097 square feet, the property features three well-proportioned bedrooms, including a principal suite complete with a spacious walk-in closet and an en-suite bathroom, ensuring a private retreat for relaxation.

The home boasts a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in, together with a good sized dining kitchen. With two bathrooms, there is ample space for family and visitors alike, making daily routines a breeze. The property is thoughtfully designed to cater to modern living while retaining a sense of warmth and character.

One of the standout features of this residence is its enviable location in the heart of the village, providing easy access to local amenities and community life. Additionally, the property is offered with the advantage of having no onward chain, allowing for a smooth transition for prospective buyers.

Adjoining the handsome Grade II Listed Manor House, residents can enjoy the benefits of the Manor House car park and its fully maintained gardens, perfect for soaking in the tranquil surroundings. Furthermore, parking for one vehicle is available, adding to the convenience of this lovely home.

This property presents an excellent opportunity for those seeking a charming residence in a picturesque village setting. With its appealing features and prime location, it is sure to attract interest from discerning buyers.

To arrange your viewing, 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 Hallway

Via an outer door to the side elevation, this long welcoming hallway has tiled flooring, a cupboard housing the central heating boiler and a further useful under stairs storage cupboard.

Sitting Room 18'4" x 14'3" (5.59m x 4.34m)

Beautiful reception room having a focal carved stone fireplace to the chimney breast, three central heating radiators, beam to the ceiling and two uPVC windows.

Dining Kitchen 18'3" x 9'6" (5.56m x 2.90m)

Well appointed dining kitchen offering a good range of fitted wall and base units having work surfaces over, a sink unit and tiled splash backs surrounding. The kitchen also includes a new fitted integrated fridge-freezer, a dishwasher and a range cooker. Central heating radiator and a uPVC window.

First Floor Landing

With access to the following rooms:

Bedroom 1. 12' x 10'5" (3.66m x 3.18m)

plus large walk in closet and en-suite.(3.66m x 3.18m) Central heating radiator and a uPVC window. Large walk in closet 6'11 x 5'9 providing excellent hanging and storage space.

En-Suite

Fitted with a three piece suite in white comprising a corner shower cubicle, a wash hand basin in a vanity unit and a low level w.c. Central heating radiator and a uPVC window.

Bedroom 2. 10'10" x 10'8" (3.30m x 3.25m)

Central heating radiator and a uPVC Window.

Bedroom 3. 8'10" x 8'2" (2.69m x 2.49m)

Central heating radiator and a uPVC window.

House Bathroom

Smart three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin in a vanity unit and a low level w.c. Chrome central heated towel rail and complementary tiled splash backs.

Gardens & Parking

Manor House, Manor House Cottage and the adjoining Huntsmans Lodge have exclusive use of the private car park to the side with allocated parking and space for visitor parking. The gardens are predominately lawned with the area by Manor House Cottage also being lawned, having flowering borders and fencing.

Tenure, Services And Parking

Tenure: Leasehold - The property forms one part of the six properties at the Manor House, four in the manor house itself, Huntsmans Cottage and this property Manor House Cottage. The lease is 999 years from 1st January 1988 so has approximately 952 years remaining. The six properties are leasehold with each property paying a maintenance charge of £80 per month, £960 per annum and this covers gardening, maintenance and insurance. Annual insurance



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for 2026 was £1831 which is included in the maintenance charge.

All Mains Services Connected

Parking: Private car parking area for residents and guests.
Located within the beautiful Pool In Wharfedale Conservation Area.

Council Tax

Leeds City Council Tax Band D. 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>

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 at varying levels. For further information please refer to:
<https://checker.ofcom.org.uk>

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



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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

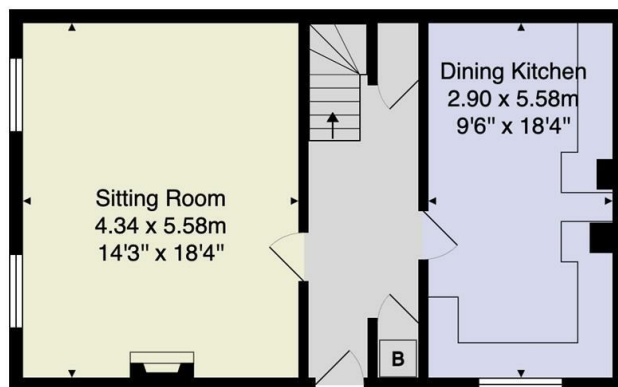
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

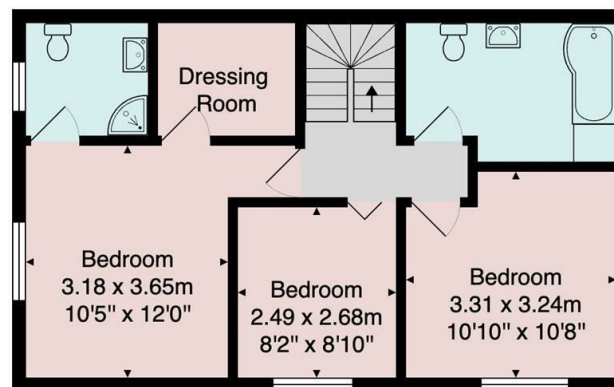
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



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Ground Floor



First Floor

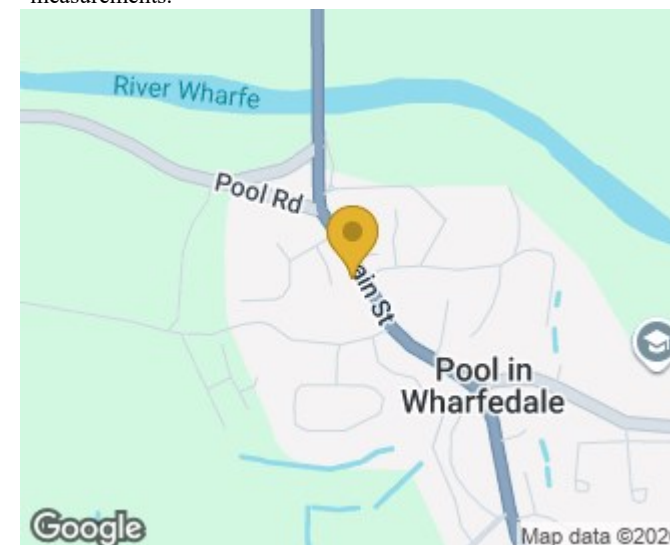
Total Area: 103.7 m² ... 1117 ft²

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) A	71	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 measurements.



T: Call us on 01943 889010

E: info@shanklandbarracclough.co.uk

W: www.shanklandbarracclough.co.uk

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