



2 BRAMBLE COURT, POOL IN WHARFEDALE LS21 1QW

Asking price £575,000

FEATURES

- Truly Individual 4 Bedroom Home Offering Beautifully Appointed Accommodation Throughout
- Extended And Completely Refurbished In Recent Years Creating A Home That Is ready To Move Straight Into
- Fantastic Living Room With A Feature Media Wall Perfect For Film Nights Or Sporting Events
- A Simply Stunning Living And Dining Kitchen Including A Large Central Island And A Floating Wood Burning Stove
- Luxuriously Appointed En-Suite To The Principle Bedroom, The House Bathroom And The Downstairs WC
- Professionally Landscaped Garden With Lush Jungle Plants For Privacy And Colour
- Private Driveway Parking, EV Charging Point And An Attached Garage
- EPC Rating C / Tenure Freehold / Council Tax Band E.



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ESTATE AGENTS

4 Bedroom House - Link Detached located in Pool In Wharfedale

Nestled in the charming village of Pool In Wharfedale, this exquisite link detached house at 2 Bramble Court offers a perfect blend of modern living and natural beauty. Built in 2002 and extensively extended and refurbished in 2021, this stunning four-bedroom home spans an impressive 1,527 square feet and is appointed to a very high specification, making it a truly unique find in this highly sought-after location.

As you enter the hallway, you are greeted by two fabulous rooms either side including double doors that open in to the living room with its feature media wall, the perfect room to cosy up in on an evening to watch your favourite films. The heart of the property is undoubtedly the fabulous living and dining kitchen, which features a large central island and an extensive range of modern contemporary kitchen units with integrated appliances and quartz tops, a striking floating wood-burning stove, and bi-folding doors that seamlessly connect the indoor space to the private enclosed rear garden. This design not only enhances the flow of natural light but also creates an inviting atmosphere for entertaining family and friends.

The property boasts beautifully appointed bathrooms, including an en-suite to the principal bedroom, a stylish house bathroom, and a convenient downstairs WC. Each space has been thoughtfully designed to provide comfort and elegance.

Outside, the landscaped garden is a true oasis, featuring a delightful array of 'jungle' plants that add a touch of exotic charm. With parking and an attached garage, this home combines practicality with luxury.

In summary, this modern four-bedroom link detached house is a remarkable opportunity for those seeking a high-quality home in a sought after setting. With its contemporary design, spacious interiors, and beautiful outdoor space, it is sure to impress all who visit.

To arrange your individual appointment to view, 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 a modern composite outer door, this welcoming hallway has tiled flooring, a central heating radiator and the staircase to the first floor.

Downstairs WC

Modern two piece suite in white comprising a low level wc and a wash hand basin. Tiled flooring, an extractor fan and a central heating radiator.

Living Room 14'6" x 11'6" (4.42m x 3.51m)

A fabulous setting to enjoy your favourite programmes and films, having a feature media wall with a sleek modern fire below, acoustic sound boarding and shelved displays. Central heating radiator and dual aspect windows with plantation shutters fitted.

Living And Dining Kitchen 26'7" x 19'7" (8.10m x 5.97m)

They often say that the hub to a good home is the kitchen, well this one is not going to disappoint, it is one that you will definitely want to show off to your family and friends. Beautifully extended and completely refurbished through late 2021 and early 2022. This stunning room incorporates a stylish sleek modern range of kitchen units including a large central island with quartz worksurfaces over and integrated appliances incorporating twin electric fan ovens, a gas hob and a dishwasher. The room is complemented by LVT flooring in a Herringbone style, has a feature floating wood burning stove, full width bi-folding doors that opens the outside to the inside. Window to the side with plantation shutters, a large glazed atrium and two tall designer radiators.

Utility Room 11' x 5'9" (3.35m x 1.75m)

Modern appointed utility with a range of fitted units having worksurfaces over and a sink unit inset. Space and plumbing for a washer and a condensing tumble dryer, tall central heating radiator and a window to the rear.

First Floor Landing

Having two very useful deep storage cupboards, a central heating radiator, window and the access hatch to the partially boarded loft.

Bedroom 1. 14'5" x 11'7" (4.39m x 3.53m)

A lovely proportioned principle bedroom with attractive hardwood flooring, a central heating radiator and a window.

Luxurious En-Suite

A very attractive modern en-suite complemented by large ceramic tiles to the walls and flooring and fitted with a level access shower with a glazed screen, a wall mounted vanity unit with a sink unit inset and a low level w.c. Central heated towel rail, extractor and a window.

Bedroom 2. 16'6" x 9'3" (5.03m x 2.82m)

Having attractive wooden flooring, a central heating radiator, window and a Velux for excellent natural light.

Bedroom 3. 8'8" x 8' (2.64m x 2.44m)

Wooden flooring, a central heating radiator and a window to the rear.

Bedroom 4 or Home Office 8'8" x 6'1" (2.64m x 1.85m)

Wooden flooring, a central heating radiator and a window to the rear.

House Bathroom

Completely modernised and updated in recent years, the house bathroom is complemented by fully tiled walls and flooring. The three piece suite includes a stand alone bath, a wall hung vanity unit with a sink inset and a low level w.c. Central heated towel rail and an extractor fan.



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Outside

To the front is a neat parking area that includes an EV charging point. The driveway leads to the attached garage 16'8" x 9'1" having light, power and a door to the rear garden. The garden to the rear has been designed for privacy and a calming lush green 'jungle' experience with a beautiful range of exotic plants and a large porcelain tiled garden area, fully enclosed by walling.

Tenure and Services

Tenure: Freehold

All Mains Services Connected

All Property On This Development Pay A Small Annual Service Charge Towards The Upkeep And Maintenance Of The Central Green.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 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 E. 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



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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.

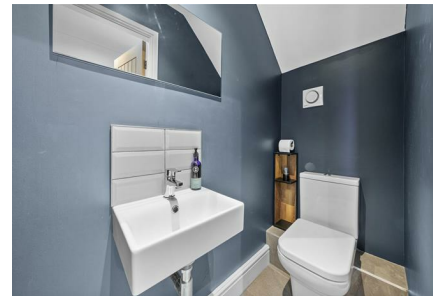
The initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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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Bramble Court, Pool in Wharfedale, LS21

Main House = 141.9 sq m / 1527 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 156.2 sq m / 1681 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

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