



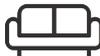
1 PARK SQUARE, POOL IN WHARFEDALE LS21 1LB

Asking price £485,000

FEATURES

- Spacious Detached Dormer Bungalow
- Modern & Well-Equipped Breakfast Kitchen
- Three Further Good Sized Bedrooms On The Ground Floor
- Gardens To Three Sides With Lawned & Patio Areas
- Driveway & Carport Providing Useful Storage
- Two Generous Reception Rooms
- Converted First Floor Master Bedroom With En-suite
- House Bathroom With A White Three Piece Suite
- Freehold / EPC Rating B / Council Tax Band E
- Envious Cul-De-Sac In A Sought After Residential Area



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SHANKLAND BARRACLOUGH
 ESTATE AGENTS

Spacious 4 Bedroomed Detached Dormer Bungalow In Pool In Wharfedale

Situated in a highly sought after residential area of Pool in Wharfedale, this spacious detached dormer bungalow offers a delightful blend of modern living and comfort. With a generous 1,593 square feet of well-designed space, this property is perfect for a variety of buyers seeking both room to grow and a welcoming atmosphere.

Upon entering, you are greeted by two generous reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise light and space, creating a warm and inviting environment throughout and benefiting from a well-equipped breakfast kitchen.

The property boasts four well-proportioned bedrooms, with the first-floor master bedroom featuring a convenient en-suite bathroom, providing a private retreat for relaxation. The three additional bedrooms on the ground floor are equally spacious, making them perfect for children, guests, or even a home office. The ground floor is completed by the house bathroom.

The modern design of the bungalow ensures that it meets the needs of contemporary living while maintaining a sense of homeliness. The combination of ample living space and well-appointed bedrooms makes this property a rare find in the desirable location of Pool In Wharfedale.

Finally the gardens are enclosed incorporating lawned and patio areas with two single driveways and a carport providing ample room for parking and storage.

With its prime location and thoughtful layout viewing is highly recommended. To arrange a viewing contact Shankland Barraclough Estate Agents on Otley today.

The Accommodation...

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

Ground Floor

Entrance Area

Having a double glazed entrance door, tiled floor, radiator and ceiling cornice.

Sitting Room 18'10" x 12'10" (5.74m x 3.91m)

A generous reception room with a contemporary fireplace housing a fitted gas fire. Ceiling cornice, radiator, stairs up to the first floor and windows to both the front and side elevation.

Dining Room 15'9" x 8'3" (4.80m x 2.51m)

A terrific additional reception room with bow window to the front elevation, radiator, spotlights and French doors out to the rear garden.

Breakfast Kitchen 18'10" x 9'0" (5.74m x 2.74m)

A modern breakfast kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated appliances including a dishwasher, double electric oven and four ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine and space for a freestanding American Style fridge/freezer. Tiled floor, radiator, space for a table and chairs, dual aspect with windows to the side and front elevation with door leading out to the side of the property.

Inner Hall

With useful storage cupboard.

Bedroom 2. 13'1" x 10'8" (3.99m x 3.25m)

A good sized double bedroom with ceiling cornice, radiator and window to the rear elevation.

Bedroom 3. 11'2" x 9'11" (3.40m x 3.02m)

Another double bedroom again with radiator ceiling cornice and enjoying an attractive outlook over the rear garden.

Bedroom 4. 8'7" x 8'2" (2.62m x 2.49m)

Currently used as another bedroom but could also be utilised as a study or hobbies room with ceiling cornice, radiator and window to the side elevation.

Bathroom

A smart house bathroom with a white three piece suite comprising a panelled bath with shower over, low suite w.c and vanity unit. Heated towel rail, part tiled walls and tiled floor, shaver point, recessed spotlights and window to the side elevation.

First Floor

Bedroom 1. 19'11" x 12'7" (6.07m x 3.84m)

A superb master bedroom which has been created by the current owners providing a wonderful space with recessed spotlights and radiator. Benefiting from fitted wardrobes in the eaves and a dual aspect with windows to both the side and rear elevation.

En-Suite Shower Room

A stylish ensuite with a freestanding roll top bath having a shower attachment, low suite w.c



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

and pedestal wash hand basin. Heated towel rail, part tiled walls, recessed spotlights, shaver point, window to the side elevation and vinyl flooring.

Loft Area

An extremely useful space for storage accessed off the landing area and housing the central heating boiler.

Outside

Standing on a generous plot the property enjoys a lawned garden to the rear with flower borders whilst to the side of the property there is a flagged patio. To the front there are two single driveways providing off road parking with a carport and useful storage area having an outside tap, garden shed and outbuilding.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 41 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 - 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.



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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

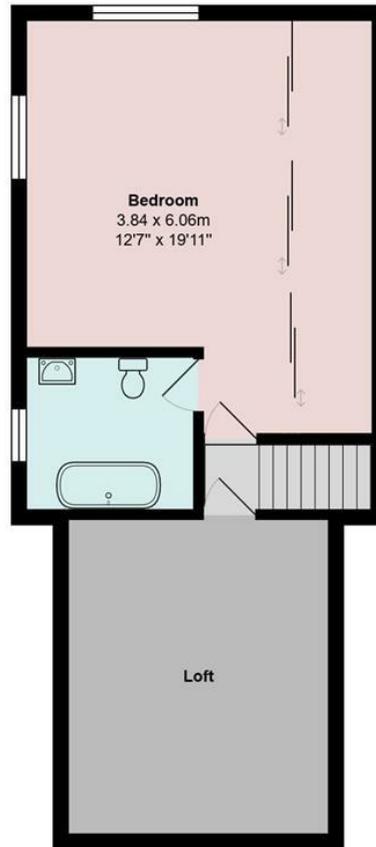
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Ground Floor



First Floor

Total Area: 148.0 m² ... 1593 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		
(81-91) B	81	89
(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.



Call us on 01943 889010
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