



THE OLD GATE HOUSE 11 CHURCH GARTH, POOL IN WHARFEDALE LS21 1QU

Asking price £285,000

FEATURES

- Centrally Located Two Double Bedroomed End Terraced Cottage
- Sitting Room With Exposed Beams And A Wood Burning Stove
- En-Suite To The Principle Bedroom And A House Bathroom
- EPC Rating E / Tenure Freehold / Council Tax Band D
- Southerly Facing Patio Garden And Private Off Road Parking
- Smartly Appointed Dining Kitchen With Integrated Appliances Included
- Gas Fired Central Heating And Sealed Unit Double Glazed / Part Boarded Loft
- Offered With The Advantage Of Having NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom, 2 Bathroom, Terraced Cottage With No Onward Chain

Privately set within the charming village of Pool In Wharfedale, this delightful Victorian end-terrace cottage offers a perfect blend of character and modern living. Spanning 887 square feet, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or small families.

As you enter, you are greeted by a warm and inviting reception room, complete with exposed beams and a cosy wood-burning stove, perfect for those chilly evenings. The house boasts an attractive dining kitchen with built in appliances, a smartly designed house bathroom and a fully tiled en-suite attached to the principal bedroom, ensuring convenience and comfort for all residents.

One of the standout features of this property is its southerly facing patio garden, providing a lovely outdoor space to relax and enjoy the sunshine. Additionally, off-street parking adds to the practicality of this charming home.

Offered with the advantage of having no onward chain, this property is conveniently situated in the heart of the fabulous lower Wharfedale village, allowing easy access to local amenities and the stunning surrounding countryside. This lovely character cottage is a rare find and presents an excellent opportunity for those looking to settle in a picturesque location. Don't miss your chance to make this enchanting home your own.

To arrange your viewing of this lovely home, simply contact Shankland Barraclough Estate Agents in Otley for your appointment.

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

Entrance Porch

An ideal area to kick off those muddy boots and wet coats, the entrance porch has windows and door to the front elevation and a central heating radiator.

Sitting Room 17' x 15'2" max (5.18m x 4.62m max)

A lovely proportioned reception room having a focal fireplace with a wood

burning stove inset to the chimney breast, exposed beams and two central heating radiators. Window to the front elevation and a large storage cupboard under the staircase.

Dining Kitchen 16'10" x 9'3" (5.13m x 2.82m)

Offering a comprehensive range of wall and base units having granite worksurfaces over and a sink unit inset. The kitchen includes an built in electric twin oven and hob, an integrated dishwasher and fridge-freezer. Slate tiled flooring, a tall central heating radiator, French doors and window to the southerly facing patio garden.

First Floor Landing

Window to the rear and access to the following rooms:

Bedroom 1. 13'8" x 11'9" (4.17m x 3.58m)

Offering an extensive range of fitted wardrobes providing excellent storage and hanging space. Central heating radiator and a window to the front elevation.

En-Suite To Bedroom 1.

A smart en-suite complemented by fully tiled walls and flooring, a walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level wc. Heated towel rail and an extractor fan.

Bedroom 2. 10'6" x 9'4" (3.20m x 2.84m)

Built in storage cupboard, a central heating radiator and a window to the front elevation. Loft access with a pull down ladder to a very useful part boarded loft.

House Bathroom

Fitted with a three piece suite comprising a corner bath, a pedestal wash hand basin and a low level wc. Complementated by tiling to the walls, a heated towel rail and a window to the rear.

Outside

The property enjoys a very pleasant southerly facing patio garden with flowering window boxes and a central raised flower bed. The property also enjoys having parking to the side of the house, which also includes a very useful timber storage shed.



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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.

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 - 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>

Tenure, Services And Parking

Tenure: Freehold
All Mains Services Connected
Parking: Private Off Road
Located Within The Beautiful Pool In Wharfedale Conservation Area

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.

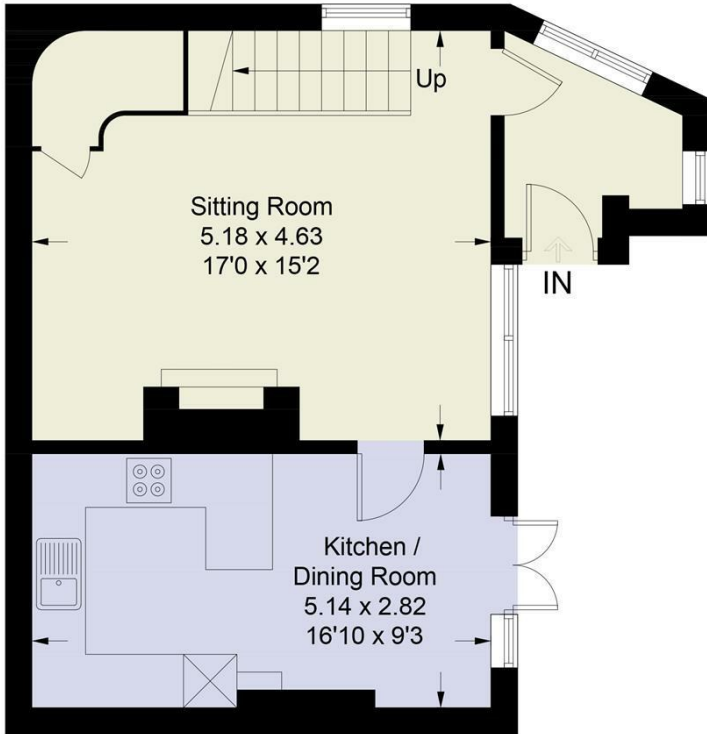
Please Note

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.

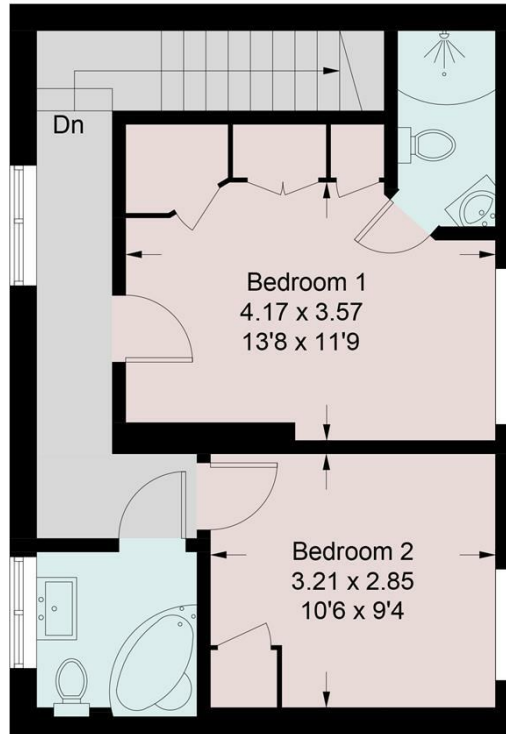


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Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		47	
(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@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

