



UNDERWOOD LEA COTTAGE POOL ROAD, POOL IN WHARFEDALE LS21 1EQ

Asking price £475,000

FEATURES

- Beautifully Presented Individual 4 Bedroomed Family Home
- Two Reception Rooms, One With A Warming Wood Burning Stove
- Two Modern House Bathrooms, One With A Rolltop Bath The Other With A Walk In Shower
- Conveniently Located For The Village Amenities, The School & Countryside Walks
- Located Within The Beautiful Pool In Wharfedale Conservation Area
- Private Southerly Facing Garden & Private Off Road Parking
- Spacious Family Dining Kitchen With Modern Units And A Feature Aga
- Great Central Location, Yet Privately & Peacefully Located Off A Private Lane
- EPC Rating C / Tenure Freehold / Council Tax D
- An Internal Viewing Is Strongly Recommended To Fully Appreciate This Fine Home



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Charming And Individual 4 Bedroom Home In The Heart Of The Village

A unique and impressively proportioned four bedroomed family home, truly worthy of an appointment to view, beautifully tucked away in a lovely private location yet set within the heart of this sought after village. Smartly presented throughout, this attractive home offers light and airy living accommodation over two floors extending to over 1600 sq ft. Externally there is private off road parking to the front whilst to the southerly elevation is a neat fully enclosed garden, perfect for all the family to enjoy. The accommodation commences with a welcoming entrance hallway which has two large storage cupboards off. There are two reception rooms to the ground floor and a fabulous modern dining kitchen, very well appointed and includes a feature black Aga. Moving upstairs there are four good double bedrooms, serviced by two modern appointed bathrooms, one with a roll top bath and the other a large walk in shower. To arrange your viewing of this attractive individual home, please contact Shankland Barraclough Estate Agents in Otley .

The Accommodation...

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

Entrance Hallway

A good sized welcoming entrance hall having a modern composite outer door and window to the front elevation. Central heating radiator, useful understairs cupboard and the turning staircase up the first floor. Off of the hallway are two excellent proportioned storage cupboards, one of which has plumbing for a washer.

Dining Kitchen 24'11" x 10'6" (7.59m x 3.20m)

Ideal for entertaining family and friends, this smartly appointed kitchen really is the hub of this home, offering an excellent range of modern fitted units having worksurfaces over with a Belfast sink inset and an integrated dishwasher included. The focal point of the room is the fabulous four oven gas Aga. Windows to the front elevation and a central heating radiator.

Family Room / Playroom 14'5" x 10'6" (4.39m x 3.20m)

With attractive polished wooden flooring, a central heating radiator and windows to the side and rear elevations.

Sitting Room 13'10" x 10'6" (4.22m x 3.20m)

Having a focal wood burning stove, attractive polished wooden floors, a central heating radiator, window and door to the rear elevation.

First Floor Landing

With access to the following rooms:

Bedroom 1. 18'8" x 10'6" (5.69m x 3.20m)

A generous proportioned bedroom having a window to the rear elevation and a central heating radiator.

Bedroom 2. 13'7" x 10'6" (4.14m x 3.20m)

Central heating radiator and a window looking out over the southerly facing garden.

Bedroom 3. 11'10" x 10'6" (3.61m x 3.20m)

Central heating radiator and patio doors leading out to steps and the garden.

Bedroom 4. 10'6" x 9' (3.20m x 2.74m)

Central heating radiator and a window to the front elevation.

House Bathroom

Smartly appointed with a modern three piece suite in white that includes a stand alone rolltop bath, a wash hand basin and a low level wc. Decorative panelled walls, a chrome central heated towel rail and windows to the front elevation.

Shower Room

Once again fitted with a smart modern three piece comprising a large walk in shower with a glazed screen and tiled splash backs, a wash hand basin and a low level wc. Central heated chrome towel rail and a window to the front elevation.

Outside

The property has a neat enclosed paved garden area to the front with private off road parking to its side. The house has a lovely private garden, fully enclosed and enjoying a southerly aspect. The garden includes a large timber store, a neat Indian stone patio and a lawned garden surrounded by a selection of shrubs, bushes and trees to the borders.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

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>

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.

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

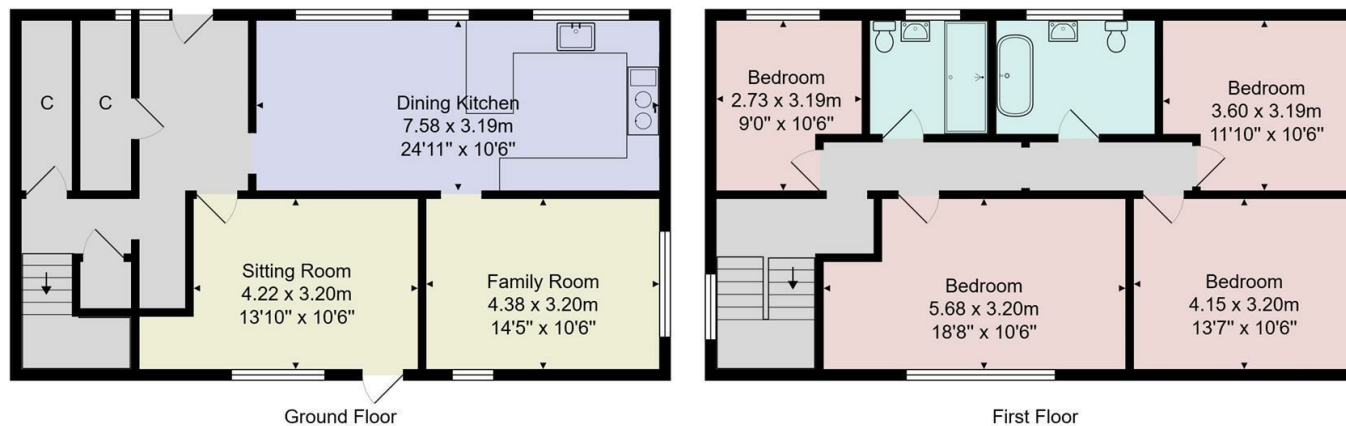
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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.

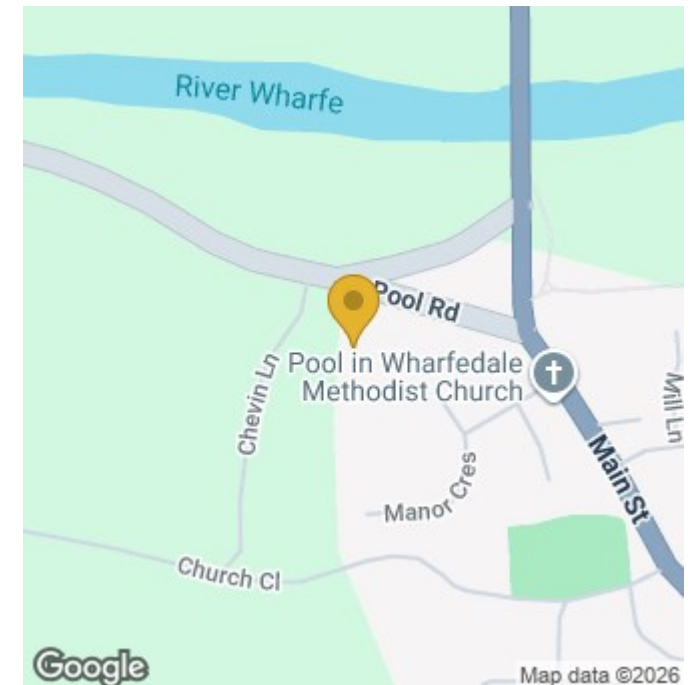


Total Area: 157.3 m² ... 1693 ft²

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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