



**Mill Croft Estate, Pool In Wharfedale Otley LS21 1LT**

**welcome to**

## **Mill Croft Estate, Pool In Wharfedale Otley**

Extended four double bedroom semi-detached family home offering spacious living accommodation, three reception rooms, a stylish kitchen/diner and two modern bathrooms. With a driveway, large rear garden and attractive open aspect, this superb home is ideal for modern family living.



### Hallway

A welcoming hallway with stairs leading to the first floor.

### Lounge

A bright and airy reception room enjoying an abundance of natural light, creating a warm and welcoming atmosphere. Beautifully presented and generously proportioned, this versatile living space is ideal for both relaxing and entertaining.

### Living Room

A spacious and flexible reception room offering a light-filled and comfortable environment. Versatile in its use, the room is perfectly suited as a family room, sitting room, playroom or home office, adapting effortlessly to the needs of modern family living.

### Lounge

A spacious room with a wall of fitted cupboards and double doors opening to the dining area allowing for a more open plan living arrangement should you want.

### Kitchen

Beautifully appointed, this stunning contemporary kitchen features a range of premium shaker-style wall and base units, perfectly complemented by elegant work surfaces and stylish tiled splashbacks. Designed with both practicality and luxury in mind, the kitchen incorporates a range of integrated appliances including a double oven, hob and dishwasher, together with dedicated space for a large American-style fridge freezer.

A striking central island forms the focal point of the room, providing additional storage, generous preparation space and informal seating, ideal for modern family living and entertaining. Open-plan to the dining area, the space offers a seamless flow and creates an impressive social hub for everyday life. Finished with a quality tiled floor, this exceptional kitchen combines timeless design with contemporary sophistication.

### Dining Area

This impressive open-plan dining and lounge area provides a superb space for modern family living and entertaining. Featuring stylish tiled flooring flowing seamlessly from the kitchen, the room offers ample space for both a dining table and chairs as well as comfortable lounge furnishings. Flooded with natural light from overhead skylights, the space feels bright and airy throughout the day. Striking full-height glazed bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making it the perfect setting for relaxing, dining and entertaining guests.

### Guest Wc

Finished to a modern standard, the guest WC is fitted with a contemporary low-flush WC and wash hand basin, creating a practical and stylish space for visitors. Tastefully presented and designed for convenience, it provides an attractive addition to the ground floor accommodation.

### Bedroom One

A generously proportioned principal bedroom, beautifully presented and offering a calm and inviting retreat. The room benefits from a walk-in wardrobe, providing excellent storage and dressing space, whilst the modern en suite shower room adds a touch of luxury and convenience. With ample space for a range of bedroom furniture, this impressive room combines comfort, practicality and style to create the perfect sanctuary at the end of the day.

### En-Suite

Beautifully appointed and finished to a high standard, the en suite comprises a fully tiled shower enclosure, contemporary low-flush WC and a stylish wash hand basin set within a vanity unit, providing useful storage beneath. The tasteful tiling and modern fixtures create a sleek and luxurious feel, perfectly complementing the principal bedroom suite.

### Bedroom Two

A spacious and well-proportioned double bedroom, tastefully presented and benefiting from a range of fitted wardrobes, providing excellent built-in storage whilst maximising floor space.

### Bedroom Three

A double bedroom offering comfortable and versatile accommodation. The room benefits from a built-in storage cupboard, providing practical space for clothing and everyday essentials.

### Bedroom Four

A good sized double bedroom featuring a useful built-in cupboard, providing excellent storage while maintaining a spacious and uncluttered feel. Well presented and versatile, the room offers ample space for a range of bedroom furniture.

### Bathroom

Beautifully appointed four-piece bathroom, finished to an exceptional standard with tiling throughout. The suite comprises a sleek bath, shower cubicle, WC, and a stylish vanity wash hand basin with integrated storage, creating a sophisticated spa-like retreat that perfectly blends elegance and practicality.

### Outside

To the front, the property enjoys excellent kerb appeal with an attractive graveled driveway providing off-street parking. To the rear, a paved patio area extends directly from the dining area, creating an ideal space for outdoor entertaining and al fresco dining, while a generous lawn beyond offers ample space for relaxation and family enjoyment.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- EXTENDED SEMI DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- STYLISH KITCHEN/DINER
- TWO MODERN BATHROOMS
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YEA107509 - 0003

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