



# 13 CHURCH CLOSE POOL IN WHARFEDALE LS21 1LN

**Asking price £275,000**

## FEATURES

- Well-Presented Mid-Terrace Property In A Popular Location
- Light & Airy Sitting Room Enjoying A Dual Aspect
- Three Good Sized Bedrooms And A Shower Room With Separate W.C
- Useful Store/Pantry With The Potential To Be Utilised In Other Way
- Ideal Opportunity For A Variety Of Buyers
- Attractive Enclosed Rear Garden Ideal For A Family To Enjoy
- Well-Equipped Breakfast Kitchen With Access To The Rear Garden
- Driveway Providing Off Road Parking For At Least Two Vehicles
- Freehold / Council Tax Band B / EPC Rating D
- Convenient For Local Schools & Transport Links



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ESTATE AGENTS

# 3 Bedroom Terraced House With Attractive Rear Garden

## The Accommodation...

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

### Ground Floor

#### Entrance Area

With stairs up to the first floor, upvc entrance door with window to the front elevation, radiator and stairs up to the first floor.

#### Sitting Room 17'11" x 10'10" (5.46m x 3.30m)

A light and airy reception room enjoying a dual aspect with windows to the front and rear elevation. Inset gas fire and radiator.

#### Breakfast Kitchen 13'1" x 10'5" (3.99m x 3.18m)

A modern kitchen with a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with under unit lighting having a tiled splash back. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated electric oven with a ceramic hob having a stainless steel hood over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine, understairs storage cupboard, radiator, window to the rear elevation and door out to the rear garden.

#### Pantry/Store 7'3" x 6'7" (2.21m x 2.01m)

An extremely useful space which is currently used as a pantry and storage area but could also be utilised as a home office or range of other uses with window to the front elevation.

### First Floor

#### Landing

With access to the loft and window to the rear elevation.

#### Bedroom 1 11'8" x 10'0" (3.56m x 3.05m)

A generous double bedroom with recessed fitted wardrobe and cupboards. Radiator and window to the front elevation.

#### Bedroom 2 10'10" x 9'4" (3.30m x 2.84m)

Another good sized double bedroom with further recessed wardrobe and window to the front elevation.

#### Bedroom 3 8'1" x 7'6" (2.46m x 2.29m)

With fitted wardrobe and window to the rear elevation overlooking the garden.

#### Shower Room

Having a white suite comprising a good sized shower stall with fixed head and shower attachment and wash hand basin with cupboards under. Heated towel rail and laminate flooring.

#### Separate W.C

With a low suite w.c and window to the rear elevation.

### Outside

The property stands on a generous plot having off road parking for numerous vehicles to the front with a lawned area and flagged patio with outside tap. To the rear there is an enclosed predominantly lawned garden with decked seating area ideal for outdoor entertaining. Garden Shed, covered area, outside tap and power point.

### 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 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

Leeds City Council Tax Band B. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### 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](mailto: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

### 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.



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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.

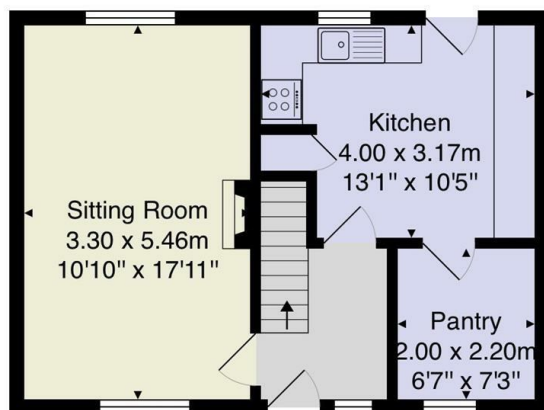
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **Please Note**

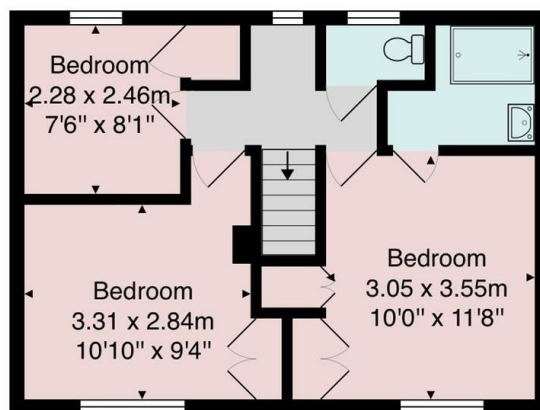
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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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Ground Floor



First Floor

Total Area: 81.5 m² ... 877 ft²

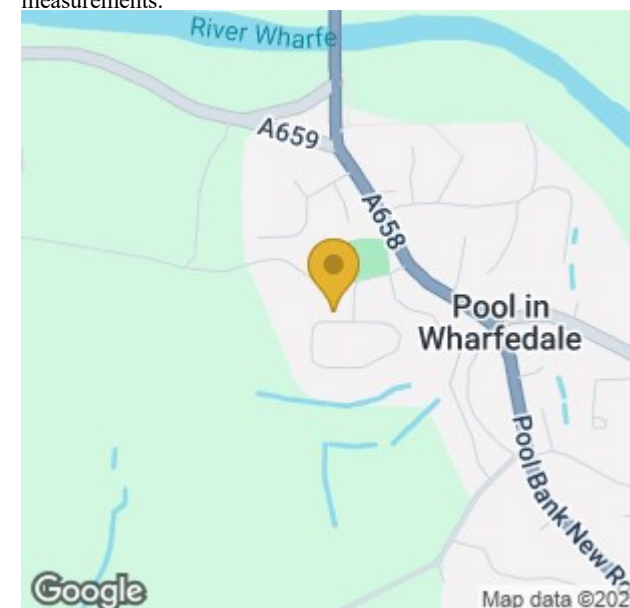
All measurements are approximate and for display purposes only.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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