



65 ACORN WAY, POOL IN WHARFEDALE LS21 1TY

Asking price £450,000

FEATURES

- Attractive Light & Airy 4 Bedroomed Link Detached House
- Large Living And Dining Kitchen With Doors To The Enclosed Westerly Facing Garden
- Impressive 1242 Sq Ft Of Living Accommodation
- Smart Modern House Bathroom And En-Suite To The Principal Bedroom
- Light and Airy Sitting Room With Double Doors To The Hallway
- Great Location, Ideal For Growing Families Or Those Just Looking For A Little Extra Space
- EPC Rating C / Tenure Freehold / Council Tax Band D
- Driveway Parking And An Integral Garage (Offering Potential For Additional Living Space) (STP)



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4 Bedroom Family Home Within A Highly Sought After Neighbourhood

This fabulous four bed roomed link detached house on Acorn Way offers a perfect blend of modern living and comfort. Built in 2003, this property spans an impressive 1,242 square feet and features four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a central hallway with a valuable downstairs cloak WC off. To the right is a lovely reception room, whilst to the left is a large family living and dining kitchen. This inviting space is enhanced by French doors that open directly onto the highly attractive enclosed rear garden, which enjoys a lovely westerly aspect, perfect for soaking up the afternoon sun. The garden provides a wonderful outdoor retreat, ideal for entertaining or simply relaxing with family.

The property boasts two modern bathrooms, including an en-suite to the principal bedroom, both of which have been tastefully updated in recent years, ensuring a contemporary feel throughout. With parking to a driveway and a garage, convenience is at the forefront of this home.

This residence is truly worthy of an appointment to view, as it combines practicality with a warm and welcoming atmosphere. Whether you are looking for a family home or a peaceful retreat, this property in Pool In Wharfedale is sure to impress. Don't miss the opportunity to make this lovely house your new home.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

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

Entrance Hallway

Via the outer door, this central hallway gives access to the ground floor rooms, together with the staircase to the first floor and with a central heating radiator.

Downstairs WC

Fitted with a two piece suite in white comprising a low level WC, a wash hand basin, extractor fan and a central heating radiator.

Sitting Room 14'7" x 11'7" (4.45m x 3.53m)

Light and airy having windows to two elevations, a gas fire to a wooden surround and a central heating radiator.

Dining Kitchen 19'10" x 16'5" (6.05m x 5.00m)

A fabulous hub of the home, this spacious living and dining kitchen offers a good number of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen includes a Rangemaster cooker, an integrated dishwasher and a washing machine. Complemented by attractive tiled flooring, a central heating radiator, windows and French doors to the enclosed rear garden.

First Floor Landing

A long landing having a window to the side elevation, a central heating radiator, storage cupboard and an airing cupboard.

Bedroom 1. 15' x 11'9" (4.57m x 3.58m)

Spacious principal bedroom with a window and a central heating radiator.

En-Suite

A stylish modern en-suite fitted with a three piece suite comprising a walk in shower with a glazed screen, a wash hand basin to a vanity unit and a low level WC. The en-suite is complemented by fully tiled walls and flooring, a central heated towel rail and a window.

Bedroom 2. 16'6" x 9'2" (5.03m x 2.79m)

Again a great sized bedroom having a window to the front and a Velux window to the rear. Central heating radiator.

Bedroom 3. 8'9" x 8'2" (2.67m x 2.49m)

Window to the rear and a central heating radiator.

Bedroom 4. 8'8" x 6'2" (2.64m x 1.88m)

Window to the rear and a central heating radiator.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin to a vanity unit and a low level WC.



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Complemented by tiled walls and flooring, a central heated towel rail and an extractor.

Outside

To the front is a neat block paved driveway, which leads to the integral garage (16'8" x 9'3") which offers scope and potential to create additional living space (subject to gaining the required approvals). To the rear is a lovely enclosed garden that enjoys a westerly aspect, ideal for the summer afternoon and early evening sunshine. The garden includes a neat Indian Stone patio, a lawn and a feature BBQ area with the designer Beetle frontage.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway and Garage

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 Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile phone coverage is available to the four main carriers at various levels. 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 government's website <https://www.gov.uk/check-long-term-flood-risk>



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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

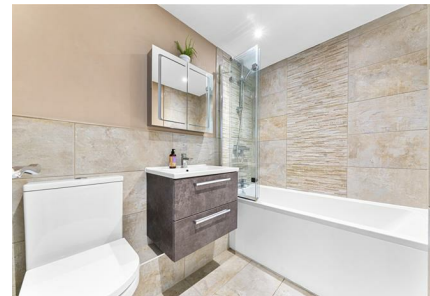
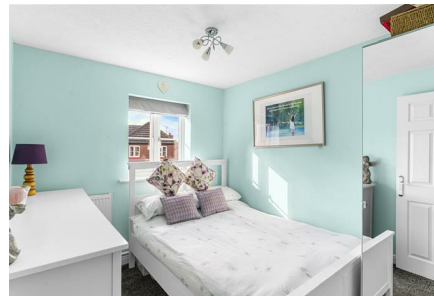
Mortgage Advice

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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Acorn Way, Pool in Wharfedale, LS21

Main = 115.4 sq m / 1242 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 129.8 sq m / 1397 sq ft

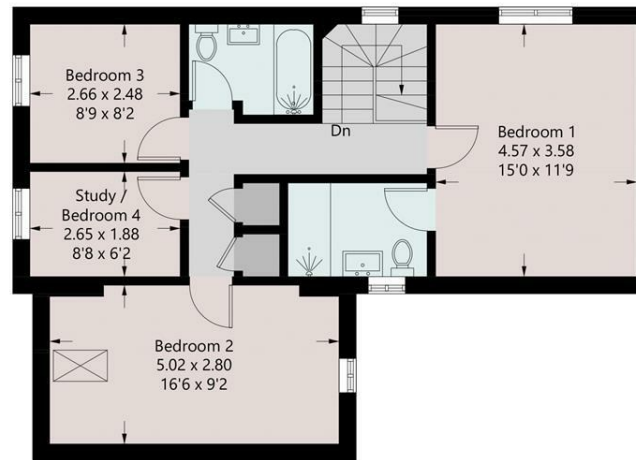


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

71 75



Ground Floor



First Floor

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