



# 4 PARK MOUNT, POOL IN WHARFEDALE LS21 3BX

**Asking price £367,500**

## FEATURES

- Smartly Presented And Tastefully Extended Two Bedroomed Semi Detached Bungalow
- Smart Dining Kitchen And A Valuable Utility Room
- Two Good Sized Bedrooms With Fitted Wardrobes To The Principle Bedroom
- Stunning Location A Stones Throw From Beautiful Open Countryside
- Sitting Room With A Bay Window
- Lovely Conservatory Looking Out Over The Rear Garden
- Private Fully Enclosed Garden To The Rear A Driveway Parking to The Front
- EPC Rating D / Council Tax Band D / Tenure Freehold / No Onward Chain



# No Chain Sale Of This Smart Semi Detached Bungalow

Nestled in the charming enclave of Park Mount, Pool In Wharfedale, this delightful semi-detached bungalow, built in the 1930's, offers a serene retreat surrounded by breath-taking open countryside. With no onward chain, this property presents an excellent opportunity for those seeking a peaceful lifestyle, set in a wonderful friendly neighbourhood.

The bungalow features a spacious sitting room, perfect for entertaining or relaxing with family. The heart of the home is an extended ground floor that boasts a spacious dining kitchen, complemented by a convenient utility room. Additionally, a lovely conservatory has been added, providing a tranquil garden room where one can unwind and enjoy the views of the immaculate gardens.

The outdoor space is a true highlight, with privately enclosed and well-established gardens that showcase a stunning array of flowers, shrubs, and plants, creating a picturesque setting for outdoor enjoyment. The property also benefits from driveway parking and a large workshop, offering ample space for hobbies or additional storage.

Located just around the corner from beautiful walks on The Chevin, this bungalow is ideal for nature lovers and those who appreciate the beauty of the countryside. With its charming features and peaceful surroundings, this property is a wonderful opportunity for anyone looking to settle in a picturesque area.

To arrange your viewing of this fine bungalow, 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 Lobby**

Via an outer door to the front elevation, this is an ideal area for coats and shoes to be kicked off.

## **Sitting Room 12'2" x 15'6" (3.71m x 4.72m)**

A lovely light and airy sitting room having a bay window to the front elevation, a central heating radiator and a focal fireplace.

## **Dining Kitchen 22'5" x 9'10" (6.83m x 3.00m)**

The hub of the home, this extended dining kitchen offers a comprehensive range of fitted wall and base units having worksurfaces and a sink unit inset. Fully integrated fridge, space and plumbing for a dishwasher and provision for a gas cooker with an extractor hood over. Tiled flooring, a central heating radiator and a window to the rear elevation.

## **Utility Room 12' x 3'11" (3.66m x 1.19m )**

A valuable additional room off of the kitchen which also provides space and plumbing for a washer, houses the central heating boiler and has tiled flooring.

## **Conservatory 11'7" x 10'10" (3.53m x 3.30m)**

A lovely addition the conservatory looks out over the very private and colourful rear garden. Central heating radiator, tiled flooring and French doors to the garden.

## **Bedroom 1. 12'3" x 10'1" (3.73m x 3.07m)**

Benefitting from both fitted wardrobes and a deep built in cupboard, central heating radiator and a window to the front elevation.

## **Bedroom 2. 12'7" x 8'7" (3.84m x 2.62m)**

Central heating radiator and French doors that connect to the conservatory.

## **Bathroom**

Fitted with a three piece suite that comprises a walk in shower, a wash hand basin to a vanity unit and a low level w.c. Fully tiled walls, a central heating radiator and a window.

## **Attic**

With a pull down ladder to the attic which provides great storage, has a skylight window and light.

## **Outside**

To the front is a neat paved driveway and paved garden area with a hedge enclosing. To the rear is a lovely private garden that enjoys a westerly aspect and is fully enclosed. The gardens incorporate lawns with deep filled borders, a paved patio and a garden workshop with power supplied.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### Council Tax

Leeds City Council Tax Band D. 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.

### 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 with varying levels of service. For further information please refer to: <https://checker.ofcom.org.uk>

### Tenure, Services And Parking

Tenure: Freehold  
All Mains Services Connected  
Parking: Private Driveway

### 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



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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**

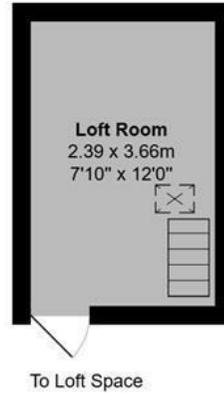
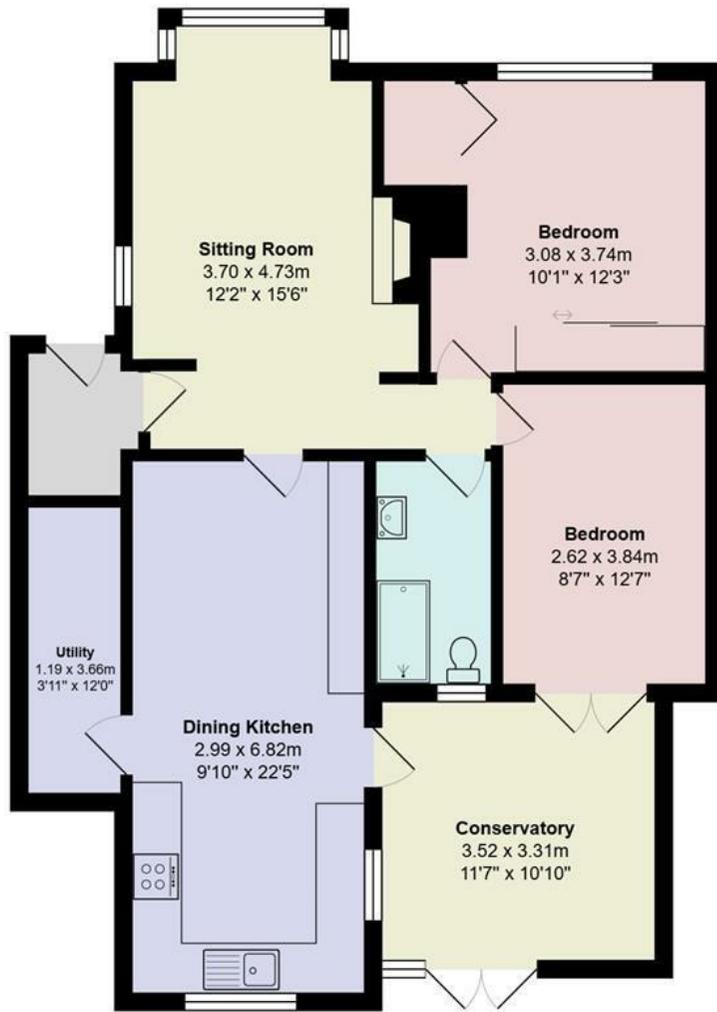
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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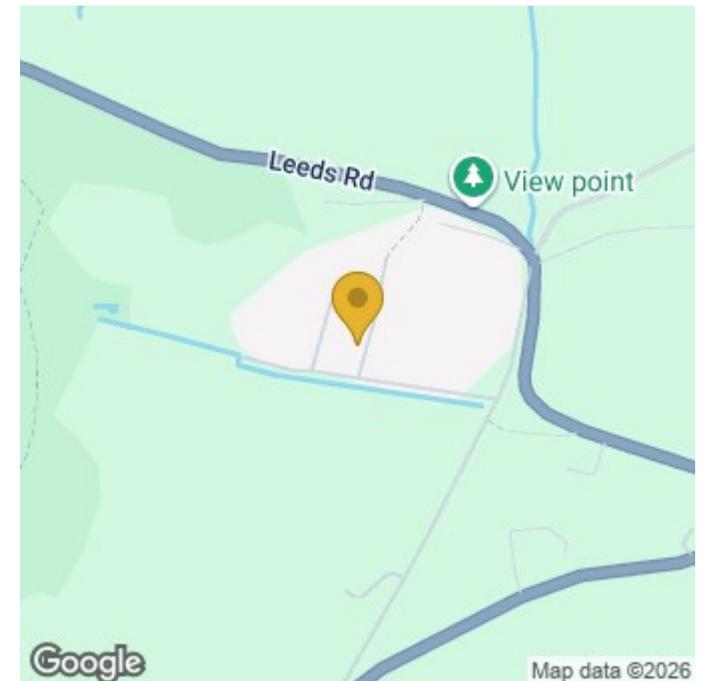
Total Area: 100.4 m<sup>2</sup> ... 1080 ft<sup>2</sup>

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

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