



36 CHURCH CLOSE, POOL IN WHARFEDALE LS21 1LN

Asking price £285,000

FEATURES

- Three Bedroom Semi Detached House Offering Great Scope & Potential
- Good Sized Gardens, All Fully Enclosed, Ideal For All The Family To Use
- Well Placed Within Walking Distance Of The Village Amenities & Primary School
- Offered With The Advantage Of Having NO ONWARD CHAIN.
- Two Reception Rooms, Conservatory, Kitchen & Utility Room
- Potential To Extend Subject To Gaining The Required Planning Approvals
- EPC Rating D / Tenure Freehold / Council Tax B



SHANKLAND
SB BARRACLOUGH
ESTATE AGENTS

3 Bedroom House - Semi-Detached With No Onward Chain

Offered with the advantage of having NO ONWARD CHAIN, this is an ideal home for a growing family, situated within a very popular location in the heart of the village. The property does need some updating, but offers great scope to adjust and potentially extend as some of the neighbouring homes have done recently to create a larger home, subject to gaining the required planning approvals. The house itself offers living accommodation over two floors and commences with an entrance hallway, a sitting room, separate dining room, kitchen and a conservatory. In addition there is a very useful utility room off the kitchen. The first floor includes a landing, three bedrooms, a bathroom and a separate wc. Set within a good sized garden which is fully enclosed, we strongly recommend an appointment to view. To arrange your viewing please contact Shankland Baraclough Estate Agents In Otley.

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

Entrance Hallway

Half glazed door to the front elevation, window to the side, a central heating radiator and the staircase to the first floor.

Sitting Room 12'8" x 12'6" (3.86m x 3.81m)

Gas fire to a chimney breast set in a fire surround, a central heating radiator and a window to the front elevation.

Dining Room 9'3" x 9'1" (2.82m x 2.77m)

Central heating radiator window and glazed door to the conservatory.

Conservatory 7'1" x 6'7" (2.16m x 2.01m)

Windows and French doors looking over the rear garden. Central heating radiator. Please note the doors in the conservatory do not open.

Kitchen 9'6" x 9'3" (2.90m x 2.82m)

Double kitchen unit with a sink inset, pantry storage cupboard and a further original storage cupboard and drawer unit. Window to the rear and a central heating radiator.

Utility Room 9'10" x 6'6" (3.00m x 1.98m)

Plumbing for a washer, built in kitchen cupboards, a central heating radiator, door to the front, windows side and rear.

First Floor Landing

Access hatch to the loft, a central heating radiator and a window to the side elevation.

Bedroom 1. 13'4" x 9'11" (4.06m x 3.02m)

Central heating radiator and a window to the front elevation.

Bedroom 2. 11'2" x 8'9" (3.40m x 2.67m)

Central heating radiator and a window to the rear elevation.

Bedroom 3. 8'11" x 7'10" (2.72m x 2.39m)

Central heating radiator and a window to the front elevation.

Bathroom 5'5" x 4'8" (1.65m x 1.42m)

Panelled bath with a mixer shower tap over, pedestal wash hand basin, tiled walls, a central heating radiator and window to the rear.

Separate WC 5'7" x 2'5" (1.70m x 0.74m)

Tiled walls, low level wc, and a window to the rear.

Outside

Standing within an excellent proportioned garden, fully enclosed by fencing and offering patio areas, lawns and a greenhouse.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Road

Located Within The Beautiful Pool In Wharfedale Conservation Area

Council Tax

Leeds City Council Tax Band B. 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 Superfast Broadband up to 76 Mbps download speed is available to this property. Mobile Phone coverage is available from two of the four main carriers, being EE and 02. For further information please refer to:
<https://checker.ofcom.org.uk>

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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Offer Acceptance & AML Regulations

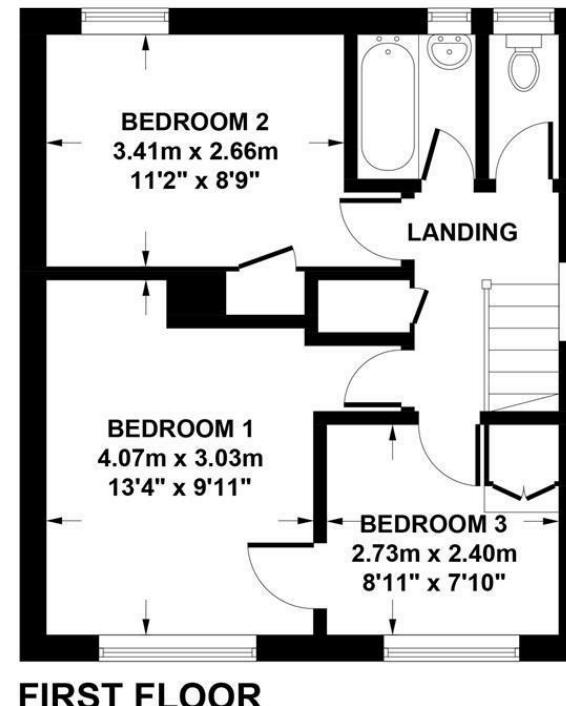
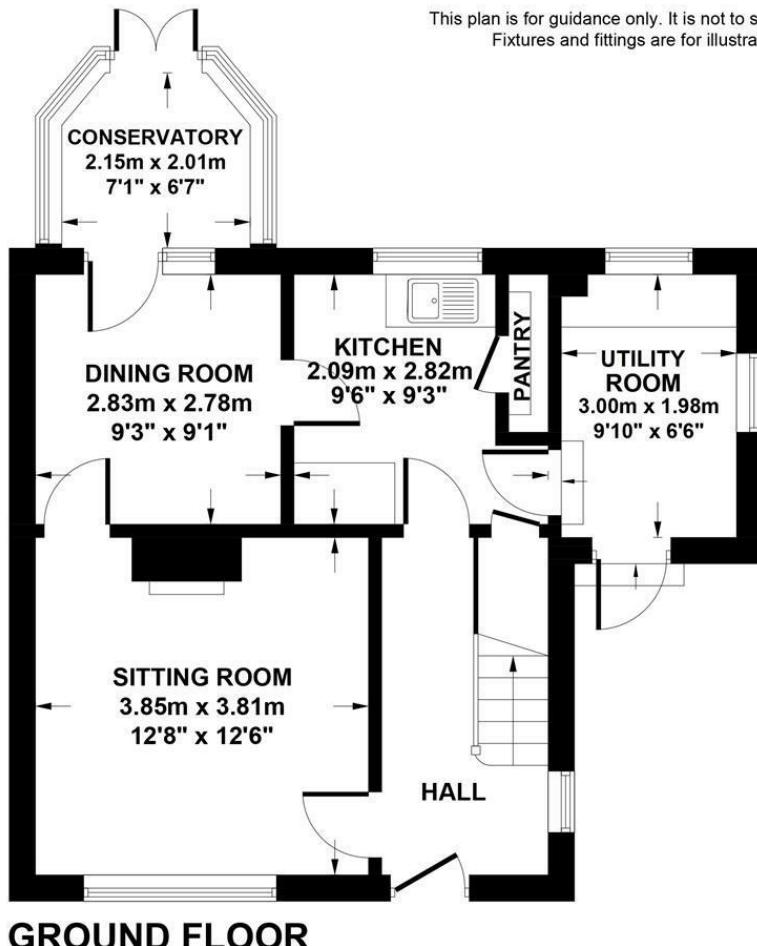
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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

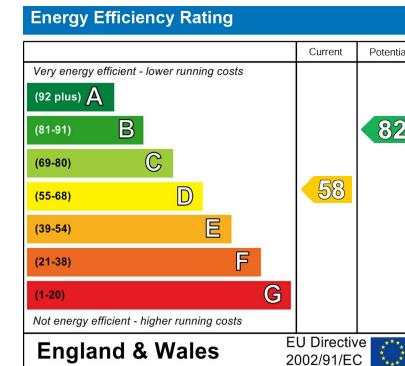
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025



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
E: info@shanklandbarracough.co.uk
W: www.shanklandbarracough.co.uk

SHANKLAND
BARRACLOUGH
ESTATE AGENTS