



1 MAIN STREET, POOL IN WHARFEDALE LS21 1LH

Asking price £275,000

FEATURES

- Attractive Stone Built End Cottage With Parking
- Light & Airy Large Sitting Room With Feature Gas Stove
- Two Double Bedrooms & A House Bathroom
- Ideal Opportunity For A Variety Of Purchasers
- Close To Local Transport Links & Schools
- Situated Right In The Heart Of The Village
- Modern Kitchen With Adjoining Dining & Study Area
- Terrific Roof Top Terrace Ideal For Outdoor Entertaining
- Tenure Freehold / EPC Rating D / Council Tax Band C
- Tastefully Modernised Yet Retaining Its Character & Charm



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Stone Built 2 Bedroom End Cottage In The Heart Of The Village

Nestled on Main Street in the charming village of Pool In Wharfedale, this attractive stone-built end cottage offers a delightful blend of modern living and traditional character. With two well-proportioned bedrooms, this home is perfect for small families, couples, or those seeking a peaceful retreat.

As you step inside, you will be greeted by a light and airy sitting room with feature gas stove, enhanced by tasteful modernisation that respects the cottage's original features. The modern kitchen, complete with an adjoining dining area, provides an ideal space for both cooking and entertaining. Whether you are preparing a family meal or hosting friends, this area is designed for comfort and convenience.

One of the standout features of this property is the terrific rooftop terrace, which offers a wonderful setting for outdoor entertaining. Imagine enjoying warm summer evenings with friends or simply relaxing with a good book while taking in the views of the surrounding area.

Additionally, the property includes parking for one vehicle, a valuable asset in this picturesque village. Pool In Wharfedale is known for its friendly community and beautiful countryside, making it an excellent choice for those looking to enjoy a tranquil lifestyle while still being within easy reach of local amenities.

In summary, this charming cottage on Main Street is a perfect blend of modern comfort and historic charm, making it a must-see for anyone looking to settle in this delightful part of Yorkshire.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

The Accommodation...

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

Ground Floor

Entrance Vestibule

A useful area so that you are not coming straight into the sitting room with room for coats and shoes with double glazed entrance door.

Sitting Room 21'3" x 11'3" (6.48m x 3.43m)

A terrific light and airy reception room featuring a gas stove with stone hearth and benefiting from having three windows to the front elevation with plantation shutters. Radiator, wood effect flooring and opening into:

Dining Area 18'6" x 9'8" (5.64m x 2.95m)

A great space with room for a dining table and chairs as well as being able to incorporate room for a desk for those working from home. Wood effect flooring, stairs up to the first floor with understairs cupboard, further storage cupboard, radiator and cloakroom off.

Cloakroom

With a low suite w.c and wash basin.

Kitchen 11'7" x 10'10" (3.53m x 3.30m)

A modern breakfast kitchen having a range of stylish base and wall units incorporating cupboards, drawers and co-ordinating wooden work surfaces with upstands and a tiled splash back. Attractive Belfast sink with mixer tap, integrated appliances including a fridge/freezer, dishwasher and electric oven having a four ring gas hob with stainless steel hood over. Plumbing for an automatic washing machine, wood effect flooring, recessed spotlights, radiator, opening into dining area and door and window to the side elevation with plantation shutter.

First Floor

Landing

With access to the roof top terrace.

Bedroom 1. 11'10" x 9'9" (3.61m x 2.97m)

A good sized double bedroom with radiator and window to the front elevation with plantation shutter.

Bedroom 2. 11'10" x 10'2" (3.61m x 3.10m)

The bigger of the two bedrooms which is current being used as an office and guest bedroom with radiator, access to the roof void and window to the front elevation with plantation shutter.

Bathroom

With a white three piece suite comprising a panelled bath with electric shower over, low suite w.c and pedestal wash hand basin. Part tiled walls, radiator, decorative tiled floor and window to the side elevation with plantation shutter.

Outside

The property enjoys a terrific stone flagged roof top terrace, an ideal space to unwind on an evening or entertain family and friends. At the front there is a gravelled area providing extremely useful off road parking for one vehicle. with EV charger.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Situated In Pool In Wharfedale Conservation Area.

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>

Flood Risk Summary

Surface Water - Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Council Tax Leeds

Leeds City Council Tax Band C. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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



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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.

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.

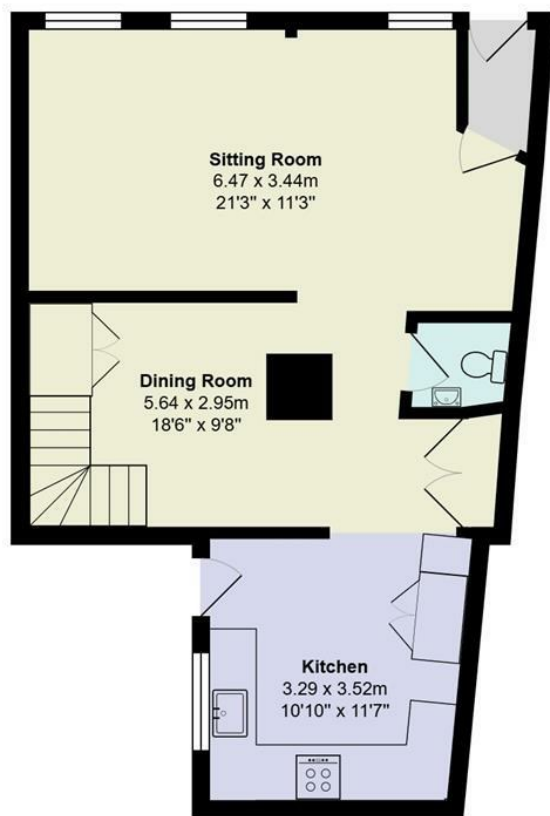
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

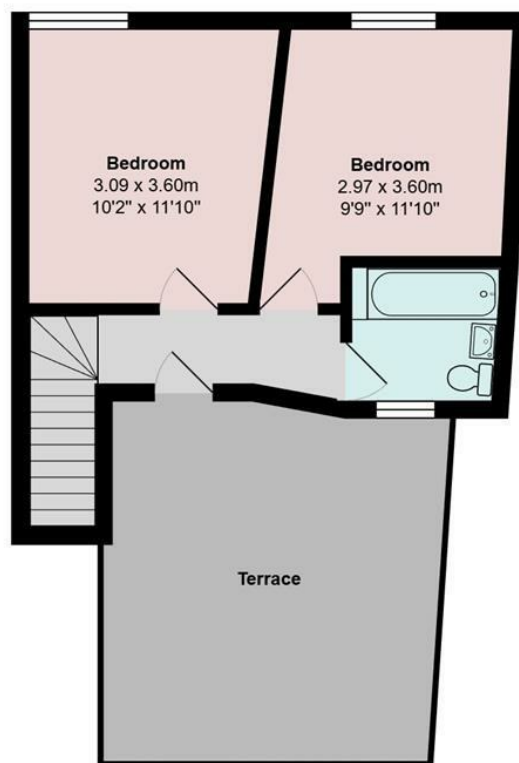
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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: 85.2 m² ... 917 ft² (excluding terrace)

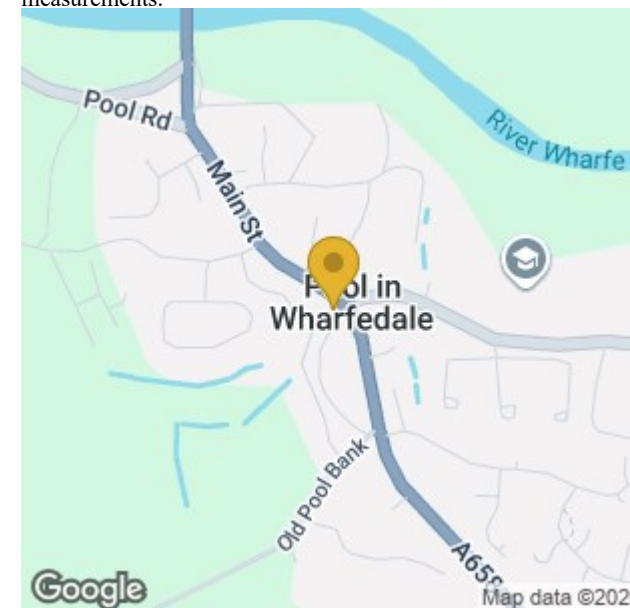
All measurements are approximate and for display purposes only.

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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
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
info@shanklandbarracrough.co.uk
www.shanklandbarracrough.co.uk

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