



73 CHURCH CLOSE POOL IN WHARFEDALE LS21 1LW

Asking price £280,000

FEATURES

- Beautifully Presented & Renovated Terraced Property
- Spacious Entrance Hall, An Ideal Space For Coats & Shoes
- Modern Dining Kitchen With Integrated Appliances
- Situated In The Sought After Village Of Pool In Wharfedale
- Turn Key Property Ready To Move Straight Into
- Generous Lawned Rear Garden & Block Paved Driveway
- Light & Airy Full Length Sitting Room With Log Burner
- Three Good Sized Bedrooms & A Smart House Bathroom
- Freehold / EPC Rating D / Council Tax Band B
- An Ideal Opportunity For A Variety Of Purchasers



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Beautifully Presented 3 Bedroomed Terrace With Generous Lawned Garden

The Accommodation...

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

Ground Floor

Entrance Hall 13'2" x 7'1" (4.01m x 2.16m)

A light and airy entrance hall providing a terrific space for coats and shoes with two useful fitted cupboards with one having plumbing for an automatic washing machine and space for tumble dryer stacked above. Smart composite entrance door, radiator, two windows to the front elevation and stairs up to the first floor.

Sitting Room 17'11" x 10'8" (5.46m x 3.25m)

A delightful full length reception room enjoying a dual aspect with windows to the front and rear elevation over looking the rear garden. Feature fireplace having a log burning stove with wooden mantle and two radiators.

Smart Dining Kitchen 13'2" x 10'4" (4.01m x 3.15m)

A modern dining kitchen incorporating cupboards, drawers and wooden work surfaces having a tiled splash back. Inset one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, fridge/freezer and double electric oven with an induction hob having an extractor over. Further cupboard under the stairs, recessed spotlights, shelving, wood effect flooring, window and fully glazed door to the rear elevation leading out to the rear garden.

First Floor

Landing

With ladder access to the part boarded roof void with light and window to the rear elevation.

Bedroom 1. 12'2" x 10'2" (3.71m x 3.10m)

A good sized double bedroomed with recessed bulkhead storage, radiator and window to the front elevation.

Bedroom 2. 10'9" x 9'4" (3.28m x 2.84m)

Another generous double bedroom with radiator and window to the front elevation.

Bedroom 3. 8'1" x 7'5" (2.46m x 2.26m)

The third bedroom is another well-proportioned room that would also fit a double bed if required, as well as making an ideal child's bedroom or office with radiator and window to the rear elevation.

Modern House Bathroom

A smart house bathroom with a white suite comprising a panelled bath with shower over having a fixed head and shower attachment and vanity unit. Heated towel rail, fully tiled walls and floor, extractor and window to the rear elevation.

Separate W.C

With a low suite w.c, wash hand basin and window to the rear elevation.

Outside

The property stands on a delightful plot with a recently blockpaved driveway to the front providing off road parking for at least two vehicles. At the rear there is a generous predominantly lawned garden with flower borders housing mature shrubs and composite decking situated off the kitchen ideal for outdoor entertaining. Further flagged/gravelled area, garden shed and gated access to the path allowing entry into the garden without having to come through the property.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway Providing Off Road Parking

Situated In A Conservation Area

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 61 Mbps download speed is available to this property. Mobile Phone coverage is available to two of the the four main carriers (O2 & EE). For further information please refer to: <https://checker.ofcom.org.uk>



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Council Tax Leeds

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.

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

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.

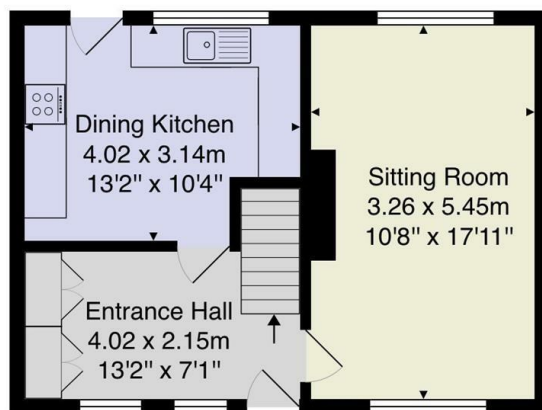
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

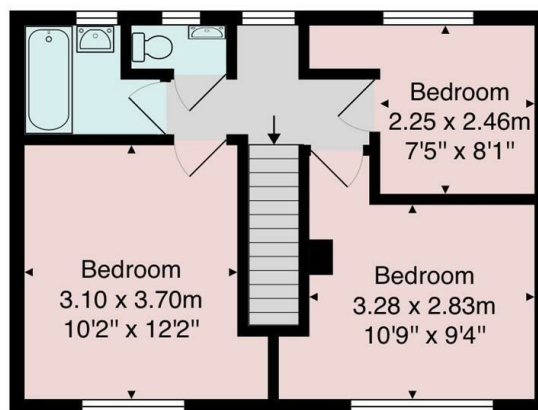
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can 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: 81.1 m² ... 873 ft²

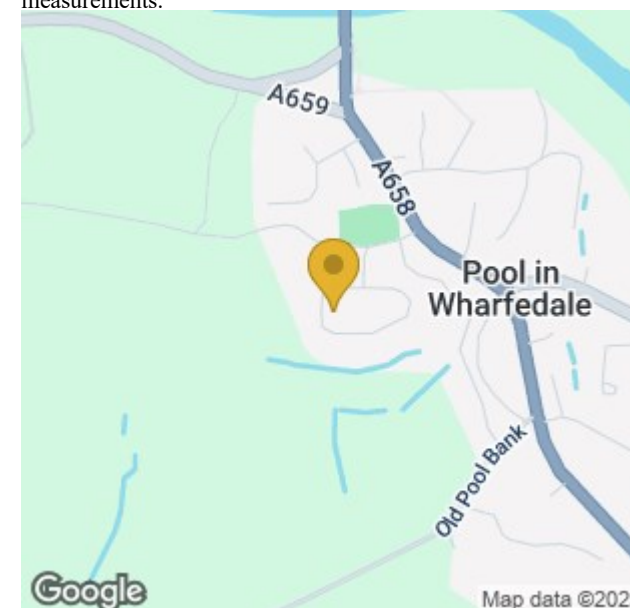
All measurements are approximate and for display purposes only.

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) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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

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