



# OLD POOL HALL, MAIN STREET, POOL IN WHARFEDALE LS21 1LH

**Guide price £365,000**

## FEATURES

- Unique Grade II Listed Georgian Period Home
- Originally Two Cottages Now Forming One Larger Family Home
- Four Double Bedrooms And Three Bathrooms
- Three Reception Rooms, Plus A Conservatory & A Dining Kitchen
- Beautifully Tucked Away In A Private Location, Just Yards From The Village Centre
- Enclosed Garden To Rear With A Patio And Lawned Area
- For Sale By The Modern Method Of Auction Via Advanced Property Auction
- Tenure Freehold / Council Tax F / EPC Rating E



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# Grade II Listed Home For Sale By Modern Method Of Auction

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ... STARTING PRICE £365,000 PLUS RESERVATION FEE'S APPLY\*

Nestled just off of Main Street in the picturesque village of Pool In Wharfedale, this charming Grade II Listed home is a true gem. Spanning an impressive 2377 square feet, this period property boasts a delightful blend of character features and exquisite craftsmanship that hark back to a bygone era.

As you step inside, you will be greeted by three elegant reception rooms, each offering a unique space for relaxation and entertainment. The generous layout is perfect for both family living and hosting guests, ensuring that every occasion is met with warmth and style. The home comprises four well-appointed bedrooms, providing ample space for family or visitors, and three bathrooms that cater to the needs of a busy household.

One of the standout features of this property is its exclusive location. Tucked away among just five homes, it offers a sense of privacy and seclusion, making it an ideal retreat from the hustle and bustle of everyday life. The tranquil surroundings of the village enhance the appeal, allowing residents to enjoy a peaceful lifestyle while still being within easy reach of local amenities.

This exquisite home is not just a residence; it is a statement of elegance and history, perfect for those who appreciate the finer things in life. With its stunning architecture and prime location, this property is a rare find in the heart of Pool In Wharfedale. Whether you are seeking a family home or a serene getaway, this enchanting house is sure to captivate your heart.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley

## Modern Method Of Auction

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat subject to a minimum of £5,500.00 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of the auction firm, Advanced Property Auctions [www.advancedpropertyauction.co.uk](http://www.advancedpropertyauction.co.uk) or requested from their Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:

## Entrance Vestibule

Via an outer door to the front elevation, with further door to the dining kitchen and double doors to the dining room.

## Dining Room 18' maximum x 13' (5.49m maximum x 3.96m)

This highly charming reception room offers the most impressive fireplace to the chimney breast which has a stove inset and a feature 'Butlers Nook' to its side. Central heating radiator and windows to the front elevation. Staircase to the first floor.

## Sitting Room 13'7" x 13'5" min (4.14m x 4.09m min)

Feature arched stone fireplace with a stove inset. Exposed beam, windows to the front elevation and a second staircase to the first floor.

## Dining Kitchen 18' x 11'3 (5.49m x 3.43m)

Good range of fitted kitchen units having granite worksurfaces over and matching tiled flooring. The kitchen includes a built in oven, a range style cooker to the chimney breast and plumbing for dishwasher. Central heating radiator and windows to the front elevation

## Sun Lounge 21' x 8'6" (6.40m x 2.59m)

Central heating radiator, windows and doors to the enclosed rear garden.

## Study 12'5" max x 11'6" max (3.78m max x 3.51m max)

An 'L' shaped study area with a window to the front elevation. Double doors to a utility room.

## Utility Room 11'6" x 9'6" (3.51m x 2.90m)

Originally the cottages kitchen, the utility area offers an older range of kitchen units, provides space and plumbing for a washer and a condensing tumble dryer. Window to the front elevation.

## Downstairs WC

Located off of the utility area with a low level wc.

## First Floor Landings

The property has two first floor landings giving access to the following rooms:

## Bedroom 1. 15' x 12'3" (4.57m x 3.73m)

Focal fireplace to the chimney breast, a central heating radiator and windows to the front and side elevations.

## En-Suite Bathroom To Bedroom 1.

Fitted with a three piece suite that includes a bath with a full shower enclosure over, a wc and a wash hand basin. Tiled walls.

## Bedroom 2. 11'6" x 10'8" (3.51m x 3.25m)

Fitted wardrobes and cupboards, a central heating radiator and a window to the front elevation.

## House Bathroom 1.

Fitted with a three piece suite in white comprising a bath with a shower attachment over, a modern vanity unit with a wash hand basin and wc inset. The bathroom is complemented by smart modern tiled walls and flooring. Heated towel rail and a window to the rear elevation.



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**Bedroom 3. 10'4" x 9'9" (3.15m x 2.97m)**

large walk in area off the bedroom with a shower cubicle. The bedroom has a window to the front elevation and an electric radiator.

**House Bathroom 2.**

Three piece suite in white comprising a panelled bath, a wash hand basin and a low level w.c Tiled flooring, a central heating radiator and a window to the front elevation.

**Second Floor****Landing / Dressing Room**

A large area as you come up the staircase which has in the past been a dressing area for the fourth bedroom.

**Bedroom 4. 14'3" x 9' (4.34m x 2.74m)**

Fitted wardrobes and a feature window to the front elevation.

**Gardens**

To the rear of the property when stepping out from the sun lounge there is a neat paved patio garden, all very private creating a lovely relaxing area to eat and drink in the summer. From this there is a lawned garden with stocked borders, all enclosed by fencing.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: On Lane To The Front

**Council Tax**

Leeds City Council Tax Band F. 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 results. For further information please refer to: <https://checker.ofcom.org.uk>

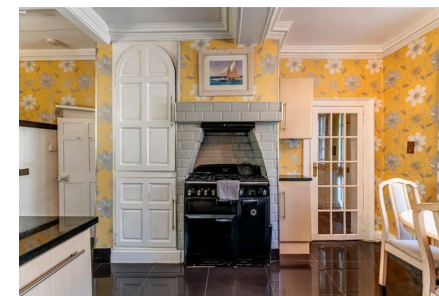
**Viewing Arrangements**

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](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: 220.8 m<sup>2</sup> ... 2377 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	53	
(1-20) <b>G</b>		
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](mailto:info@shanklandbarracrough.co.uk)  
[www.shanklandbarracrough.co.uk](http://www.shanklandbarracrough.co.uk)

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