



# 3 PARK MOUNT, POOL IN WHARFEDALE LS21 3BX

**Asking price £350,000**

## FEATURES

- 1930's Three Bedroomed Semi Detached House In This Delightful Location
- Two Reception Rooms And A Kitchen To The Ground Floor
- Fully Boarded Loft Providing Excellent Storage Space
- Driveway Parking And A Larger Than Average Detached Garage
- Backs Onto A Field And Offers Long Distance Views Towards Almscliffe Crag
- Smart Modern Three Piece House Bathroom Complemented By Fully Tiled Walls
- Attractive Lawned Gardens With A Lovely Selection Of Shrubs, Bushes And Fruit Trees
- EPC Rating D / Tenure Freehold / Council Tax Band D



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# 3 Bedroom Semi Detached House Adjoining Fields

Nestled in the charming area of Park Mount, Pool In Wharfedale, this semi-detached house offers a delightful blend of comfort and potential. Built in the 1930's, the property spans an impressive 849 square feet and features two inviting reception rooms, perfect for both relaxation and entertaining together with a kitchen adjoining the dining room, which if combined would make for an excellent dining kitchen that would adjoin the rear garden. . With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

One of the standout features of this property is its stunning location, just off Old Pool Bank, which provides easy access to beautiful open countryside. The rear of the house adjoins open countryside, boasts lovely views towards Almscliffe Crag, creating a serene backdrop for everyday living. The property also benefits from ample parking for several vehicles, along with a larger than average detached garage, offering both convenience and additional storage options.

Inside, the home is complemented by a smart modern three-piece bathroom, which is elegantly finished with fully tiled walls, ensuring a stylish and functional space. The fully boarded loft provides extensive storage, making it easy to keep your living areas clutter-free.

Moreover, there is significant potential to extend the accommodation, as many neighbouring homes have successfully done, subject to obtaining the necessary planning approvals. This presents an exciting opportunity for those looking to personalise their living space and increase its value.

In summary, this semi-detached house in Park Mount is a wonderful opportunity for anyone seeking a comfortable home in a picturesque setting, with the added benefit of potential for future development. Don't miss the chance to make this delightful property your own.

To arrange your viewing and fully enjoy the location, please contact Shankland Barraclough Estate Agents.

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

## **Entrance Porch**

Glazed door and windows to the front elevation.

## **Entrance Hall**

Staircase to the first floor.

## **Sitting Room 14'7" x 13'2" (4.45m x 4.01m)**

Corner chimney breast with an open fire, a lovely square bay window to the front elevation and a central heating radiator.

## **Kitchen 9'8" x 6'1" (2.95m x 1.85m)**

Fitted wall and base units having worksurfaces over and a sink unit inset. Provision for a gas cooker, windows to the side and rear elevations. Pantry cupboard.

## **Dining Room 13'9" x 10'2" (4.19m x 3.10m)**

Corner chimney breast with an original fireplace having a wood burner inset, central heating radiator and a bay window looking out over the rear garden and the adjoining field.

## **Rear Porch**

Having a sink unit, plumbing for a washer, windows and glazed door to the rear garden.

## **First Floor Landing**

Having a window to the side elevation and an access hatch to the loft with a pull down ladder. The loft is fully boarded providing excellent storage space and has light and power supplied.

## **Bedroom 1. 11'11" x 10'6" (3.63m x 3.20m)**

Central heating radiator and a window to the front elevation.

## **Bedroom 2. 10'6" x 9'8" (3.20m x 2.95m)**

Central heating radiator and a window to the rear elevation offering a most delightful open outlook.

## **Bedroom 3. 6'7" x 5'11" (2.01m x 1.80m)**

Central heating radiator and a window to the side elevation.

## **House Bathroom**

A smart modern three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and low level wc to a modern vanity unit. The bathroom is complemented by stylish fully tiled walls, a central heating radiator and a window to the rear elevation.

## **Outside**

To the front is a neat lawn with a hedge fronting and a selection of shrubs and bushes to the borders. A driveway provides private off road parking and leads to a larger than average detached garage (22'5" x 10'6") with double doors to the front, a personal door and window to the side, light and power points. Moving around to the rear the garden is predominately laid to lawn with stocked borders and a selection of apple and plum trees. At the top of the garden is



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a paved patio area with a sitting area that takes in the most special of views. There is also additional storage space under the rear of the house with an access door to the rear.

#### **Council Tax**

Leeds City Council Tax Band C. 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 79 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 - Very 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>

#### **Tenure, Services And Parking**

Tenure: Freehold  
All Mains Services Connected  
Parking: Private Driveway & Garage

#### **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**

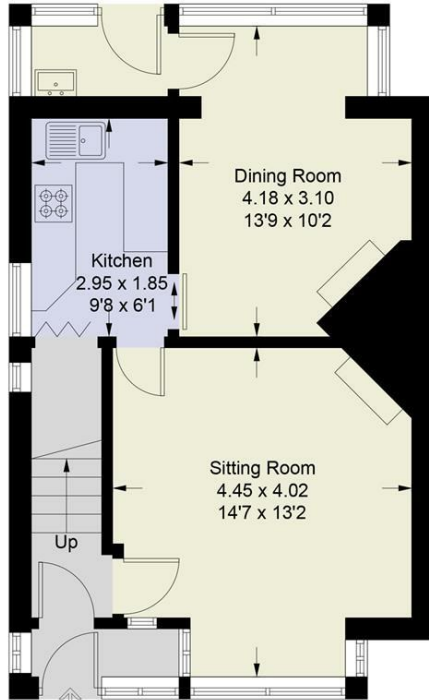
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can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



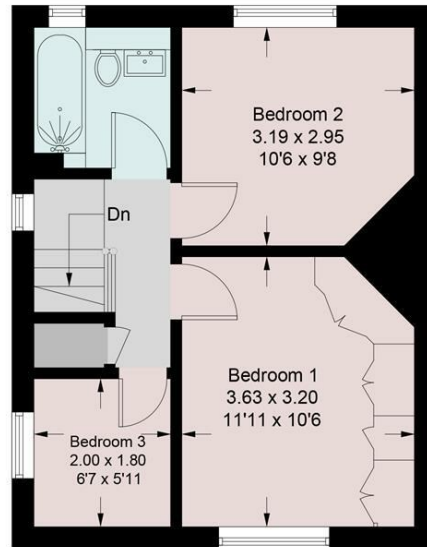
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## Park Mount, Pool in Wharfedale, LS21

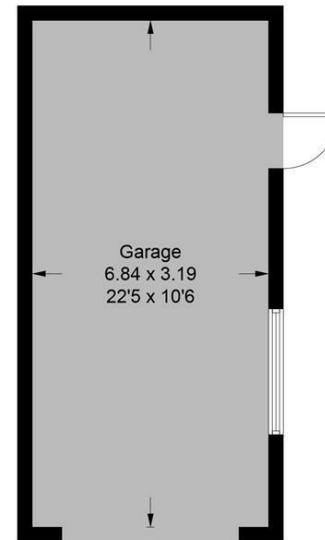
Approximate Gross Internal Area = 78.9 sq m / 849 sq ft  
 Garage = 21.9 sq m / 236 sq ft  
 Total = 100.8 sq m / 1085 sq ft



Ground Floor



First Floor

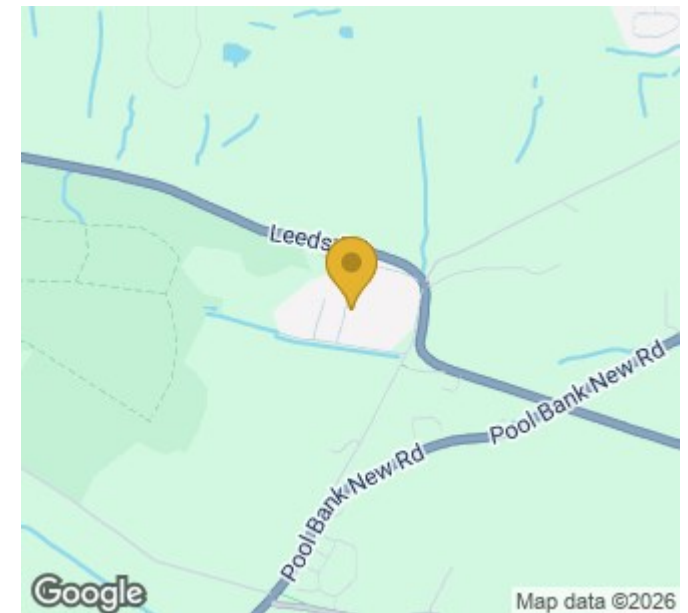


(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>71</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**  
**E: [info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)**  
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