



10 PARK TERRACE, POOL IN WHARFEDALE LS21 3BU

Asking price £375,000

FEATURES

- Attractive Well Maintained Semi Detached Bungalow, Extended To The Rear
- Warming Wood Burning Stove Set Between The Sitting Room & The Dining Room
- Lovely Private Fully Enclosed Rear Garden With A Covered Hot Tub Included
- Located In A Lovely Semi Rural Setting On The Edge Of The Chevin Country Park
- Ample Parking To The Front With An EV Car Charging Point
- Well Appointed Kitchen, Open Plan In To The Dining Room
- Valuable Workshop And Two Store Units To The Rear
- EPC Rating D / Tenure Freehold / Council Tax D



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

Set In A Peaceful Semi Rural Location Truly Worthy Of A Viewing To Be Appreciated

Nestled in the charming area of Park Terrace, Pool In Wharfedale, this delightful semi-detached bungalow offers a perfect blend of comfort and style. Built in the 1930's the property spans an impressive 1,000 square feet and features two / three inviting reception rooms, two / three well-proportioned bedrooms, and a bathroom, making it an ideal home for couples or small families.

As you enter, you will be greeted by a warm and welcoming atmosphere, accentuated by a beautiful wood-burning stove that serves as a focal point between the sitting and dining rooms. This feature not only adds character but also provides a cosy ambiance for those chilly evenings.

The exterior of the property is equally appealing, boasting landscaped gardens that are privately enclosed, creating a serene outdoor space that is truly a sun trap. The luxurious hot tub, complete with a fixed canopy, is included in the sale, offering a perfect retreat for relaxation and enjoyment.

Parking is a breeze with space for up to three vehicles at the front, while a useful workshop and storage area at the rear adds practicality to the property. The location is simply fantastic, situated on the doorstep of the Chevin Country Park, which offers an array of scenic walks and outdoor activities, perfect for nature enthusiasts.

This bungalow presents a wonderful opportunity to enjoy a semi-rural lifestyle while still being conveniently close to local amenities. With its charming features and prime location, this property is not to be missed.

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

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

Kitchen 13' x 10' (3.96m x 3.05m)

Offering a comprehensive range of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen also includes a range

cooker, has space for fridge freezer, dishwasher and a washing machine. Modern stable door with a glazed top and matching side panels to the front elevation and an open plan entry into the dining room.

Dining Room 18'8" x 7'10" (5.69m x 2.39m)

A lovely addition to the house having windows and patio doors out to the fully enclosed rear garden, a central heating radiator and to the corner where the room adjoins the sitting room is a feature wood burning stove to radiate heat into both of these rooms.

Sitting Room 13'5" x 10'7" (4.09m x 3.23m)

Open plan from the dining area this is a lovely cosy area to relax and has a central heating radiator together with the wood burning stove to the corner of the room.

Family Room or Bedroom 14'3" x 14'2" into the bay (4.34m x 4.32m into the bay)

This flexible area could be another reception room or an additional bedroom. uPVC bay window to the front elevation and a central heating radiator.

Bedroom 13'11" x 10'10" (4.24m x 3.30m)

Central heating radiator and a window to the front elevation.

Bedroom 10'11" x 8'9" (3.33m x 2.67m)

Central heating radiator and a window to the rear elevation.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a mixer shower over, a wash hand basin and a low level wc. Central heating radiator and a window to the rear.

Outside

To the front there is ample parking for several cars and there is also an EV charging point. Moving around to the rear is a lovely private fully enclosed garden with a neat block paved patio with a luxurious hot tub with a fixed canopy included in the sale. Raised ornamental pond, a neat lawned garden with stocked borders. There is also a very useful workshop (17'3" x 5'6") and two storage areas (8'7" x 5'6" & 10'3" x 5'6").



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Off Road Parking To The Front

Please Note: The Road Is Unadopted So The Responsibilities Are With The Owners For Maintenance.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 52 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>

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



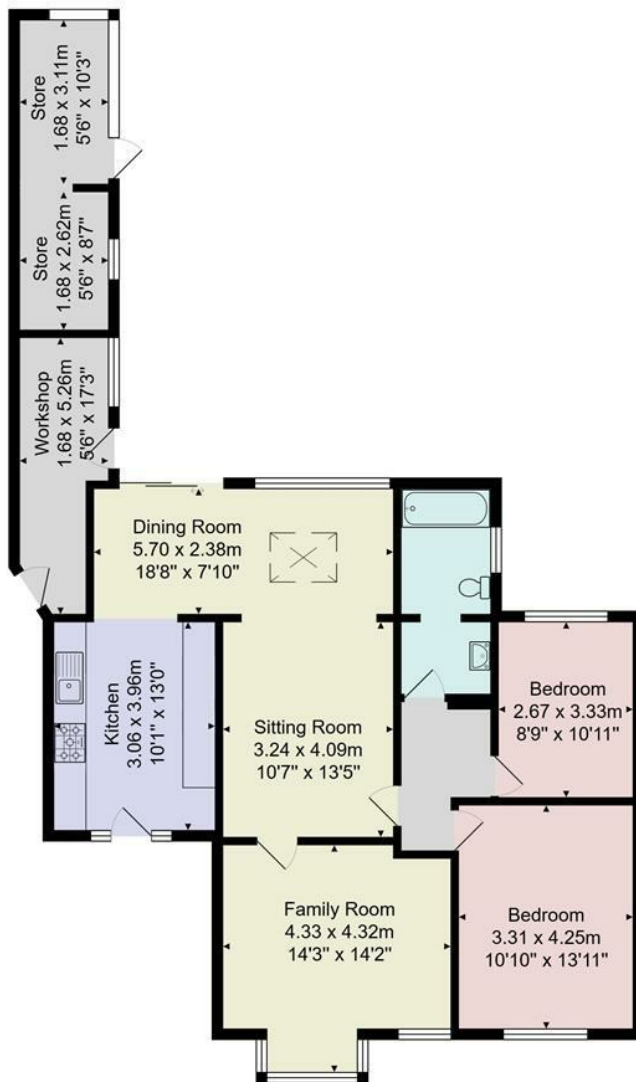
Offer Acceptance & AML Regulations
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective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



Total Area: 112.0 m² ... 1206 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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	56		
(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.



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS