



9 MILTHORP APARTMENTS POOL ROAD POOL IN WHARFEDALE LS21 1GG

Asking price £475,000

FEATURES

- Luxurious 3 Bedroomed Penthouse Apartment
- Electronic Gated Car Parking With Two Allocated Parking Bays & EV Charging Point
- Underfloor Heating Throughout & Large Windows For Excellent Natural Light
- Stunning House Bathroom & En-Suite To The Principle Bedroom
- Offered with an ICW 10 Year Warranty From 2025
- Private Southerly Facing Terrace With Lovely Views
- Access Via Lift Or Stairs To The Top Floor
- Beautifully Appointed Kitchen, Fully Integrated With High End Appliances
- Valuable Large Secure Lock Up Storage Ideal For Bikes Etc
- Offered With The Advantage Of Having NO ONWARD CHAIN



Stunning 3 Bedroom Penthouse Apartment With No Onward Chain

With a private southerly facing roof terrace, elevator access to the top floor and stunning high end fixtures and fittings throughout we are delighted to offer The Penthouse Apartment for sale. With luxurious underfloor heating to the whole apartment the accommodation incorporates three double bedrooms, a striking modern en-suite and house bathroom, together with a large open plan kitchen, dining area and living room. The apartments at Milthorp enjoy a private electronic gated carpark with this property having two private allocated spaces, one with an EV Charging point already fitted. There is also a large store with the property, located on the ground floor, ideal for bikes etc. To arrange your individual appointment on this luxurious penthouse apartment, please contact Shankland Barraclough Estate Agents in Otley.

The accommodation with UNDERFLOOR HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Milthorp Entrance

Via a security locked outer entrance lobby, which in turn leads through to the hallway, the staircase and the elevator.

THE APARTMENT

Hallway

A long hallway providing access to each of the rooms, having under floor heating and the large walk in utility cupboard.

Living Room, Dining Area & Kitchen 27'3" x 17'1" (8.31m x 5.21m)

A fabulous light and airy room with large windows making the most of the views over open countryside beyond. The kitchen area includes a striking modern range of fitted kitchen units having a sink unit inset, together with fully integrated appliances including a dishwasher, washing machine, fridge-freezer, induction hob, oven and micro wave / oven over. Under floor heating and French doors to the private terrace.

Bedroom 1. 17' x 13'2" (5.18m x 4.01m)

Underfloor heating and a large window throwing a lovely amount of natural light into this fine principle bedroom. The bedroom also has a large walk in wardrobe.

En-Suite

Stylish contemporary suite that includes a large walk in shower with a glazed screen, a

wall hung wash hand basin with a mirror over and a low level wc. Complemented by fully tiled walls and flooring, heated towel rail and an extractor fan.

Bedroom 2. 13' x 11'11" (3.96m x 3.63m)

Underfloor heating and a large window.

Bedroom 3. 12'11" x 10'4" (3.94m x 3.15m)

Underfloor heating and a large window.

Bathroom WC

Once again luxuriously appointed and fitted with a three piece suite comprising a bath with a large headed shower and screen over, a wash hand basin with a vanity cupboard below and a large mirror over, and finally a low level wc. Complemented by stylish fully tiled walls and flooring, a heated towel rail and an extractor fan.

Terrace

The property benefits from having a very private terrace directly from the living / dining kitchen enjoying a southerly aspect, an ideal area to relax or socialise with friends and family.

Large Storage Unit

Located just off the entrance hallway, the property benefits from having its own secure lock up storage area, ideal for bikes, terraced furniture etc.

Secure Storage & Electric Gated Parking

The property benefits from having its own storage room securely located off of the entrance lobby, an ideal area to store bikes etc. Externally the properties share sitting areas to make the most of that stunning outlook over the river and the countryside. This property also includes two allocated parking bays to the secure electronic gated carpark, one of which is fitted with its own EV charging point.

Tenure & Services

Tenure: Leasehold - 999 Year Lease Commencing 1st Jan 2025.

Pets By Agreement of The Landlord Restrictions

Service Charge 2026 - £2963.11 per annum (£246.93 per month) which includes the cleaning / lighting / heating of communal areas, external maintenance, lift maintenance, fire alarm maintenance and window cleaning



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Buildings Insurance 2026 - £666.67 per annum (£55.56 per month)

Ground Rent - Peppercorn Rent

Offered with an ICW 10 Year Warranty

Mains Electric, Water & Drainage Connected. No Gas.

Council Tax

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

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers at various levels. 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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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.



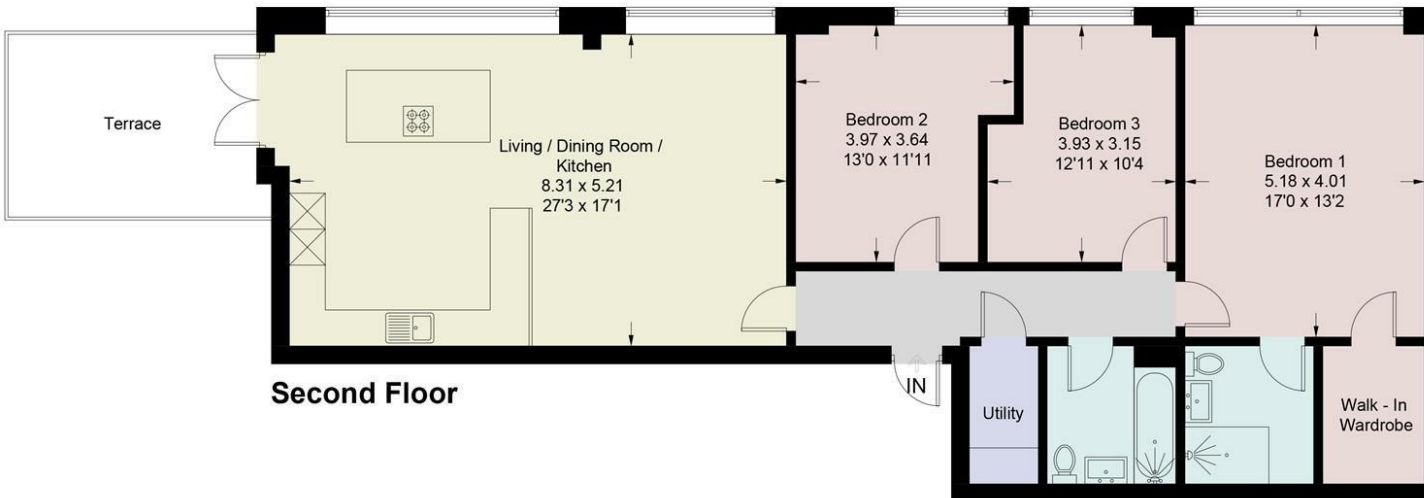
26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Milthorp Apartments, Pool Road, Pool in Wharfedale, LS21

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Second Floor

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

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
W: www.shanklandbarracough.co.uk

