





1 PARK SQUARE, POOL IN WHARFEDALE LS21 1LB

Asking price £475,000

FEATURES

- Spacious Detached Dormer Bungalow
- Two Generous Reception Rooms
- Modern & Well-Equipped Breakfast Kitchen
- Converted First Floor Master Bedroom With En-suite
- Three Further Good Sized Bedrooms On The Ground Floor
- House Bathroom With A White Three Piece Suite
- Gardens To Three Sides With Lawned & Patio Areas
- Freehold / EPC Rating B / Council Tax Band E
- Driveway & Carport Providing Useful Storage
- Enviable Cul-De-Sac In A Sought After Residential Area

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SHANKLAND BARRACLOUGH ESTATE AGENTS

Spacious 4 Bedroomed Detached Dormer Bungalow In Pool In Wharfedale

Situated in a highly sought after residential area of Pool in Wharfedale, this spacious detached dormer bungalow offers a delightful blend of modern living and comfort. With a generous 1,593 square feet of well-designed space, this property is perfect for a variety of buyers seeking both room to grow and a welcoming atmosphere.

Upon entering, you are greeted by two generous reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise light and space, creating a warm and inviting environment throughout and benefiting from a well-equipped breakfast kitchen.

The property boasts four well-proportioned bedrooms, with the first-floor master bedroom featuring a convenient en-suite bathroom, providing a private retreat for relaxation. The three additional bedrooms on the ground floor are equally spacious, making them perfect for children, guests, or even a home office. The ground floor is completed by the house bathroom.

The modern design of the bungalow ensures that it meets the needs of contemporary living while maintaining a sense of homeliness. The combination of ample living space and well-appointed bedrooms makes this property a rare find in the desirable location of Pool In Wharfedale.

Finally the gardens are enclosed incorporating lawned and patio areas with two single driveways and a carport providing ample room for parking and storage.

With its prime location and thoughtful layout viewing is highly recommended. To arrange a viewing contact Shankland Barraclough Estate Agents on Otley today.

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

Ground Floor

Entrance Area
Having a double glazed entrance door, tiled floor, radiator and ceiling cornice.

Sitting Room 18'10" x 12'10" (5.74m x 3.91m)
A generous reception room with a contemporary fireplace housing a fitted gas fire. Ceiling cornice, radiator, stairs up to the first floor and windows to both the front and side elevation.

Dining Room 15'9" x 8'3" (4.80m x 2.51m)
A terrific additional reception room with bow window to the front elevation, radiator, spotlights and French doors out to the rear garden.

Breakfast Kitchen 18'10" x 9'0" (5.74m x 2.74m)
A modern breakfast kitchen having a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces having a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated appliances including a dishwasher, double electric oven and four ring gas hob having a stainless steel hood over. Plumbing for an automatic washing machine and space for a freestanding American Style fridge/freezer. Tiled floor, radiator, space for a table and chairs, dual aspect with windows to the side and front elevation with door leading out to the side of the property.

Inner Hall
With useful storage cupboard.

Bedroom 2. 13'1" x 10'8" (3.99m x 3.25m)
A good sized double bedroom with ceiling cornice, radiator and window to the rear elevation.

Bedroom 3. 11'2" x 9'11" (3.40m x 3.02m)
Another double bedroom again with radiator ceiling cornice and enjoying an attractive outlook over the rear garden.

Bedroom 4. 8'7" x 8'2" (2.62m x 2.49m)
Currently used as another bedroom but could also be utilised as a study or hobbies room with ceiling cornice, radiator and window to the side elevation.

Bathroom
A smart house bathroom with a white three piece suite comprising a panelled bath with shower over, low suite w.c and vanity unit. Heated towel rail, part tiled walls and tiled floor, shaver point, recessed spotlights and window to the side elevation.

First Floor

Bedroom 1. 19'11" x 12'7" (6.07m x 3.84m)
A superb master bedroom which has been created by the current owners providing a wonderful space with recessed spotlights and radiator. Benefiting from fitted wardrobes in the eaves and a dual aspect with windows to both the side and rear elevation.

En-Suite Shower Room
A stylish ensuite with a freestanding roll top bath having a shower attachment, low suite w.c

and pedestal wash hand basin. Heated towel rail, part tiled walls, recessed spotlights, shaver point, window to the side elevation and vinyl flooring.

Loft Area
An extremely useful space for storage accessed off the landing area and housing the central heating boiler.

Outside
Standing on a generous plot the property enjoys a lawned garden to the rear with flower borders whilst to the side of the property there is a flagged patio. To the front there are two single driveways providing off road parking with a carport and useful storage area having an outside tap, garden shed and outbuilding.

Tenure, Services And Parking
Tenure: Freehold
All Mains Services Connected
Parking: Driveway Providing Off Road Parking

Internet and Mobile Coverage
Independently checked information via Ofcom shows that Superfast Broadband up to 41 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

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.











26 KIRKGATE, OTLEY, WEST YORKSHIRE, 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.

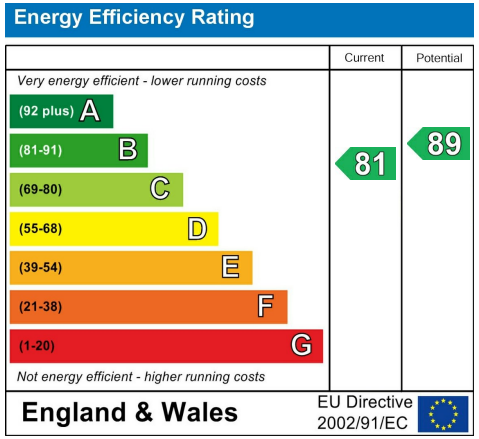
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

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Total Area: 148.0 m² ... 1593 ft²

All measurements are approximate and for display purposes only.
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