



# 2 ST. WILFRIDS TERRACE POOL IN WHARFEDALE LS21 1NA

Asking price £200,000

## FEATURES

- Stone Built Mid-Terrace In A Popular Village
- Dining Kitchen With Access To The Rear Garden
- Recently Installed House Bathroom
- Useful Entrance Area For Coats & Shoes
- Close To Local Schools & Transport Links
- Sitting Room With Stone Fireplace
- Two Bedrooms With One Having A Recessed Wardrobe
- Enclosed Flagged Rear Yard
- Freehold / EPC Rating C / Council Tax Band B
- Ideal Opportunity For First Time Buyers Or Downsize



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ESTATE AGENTS

# Stone Built 2 Bedroomed Cottage In Pool In Wharfedale

Situated in the charming village of Pool in Wharfedale, this delightful mid-terrace house, offers a perfect blend of comfort and convenience. Enjoying an enclosed flagged rear garden and dining kitchen, this property is ideal for first-time buyers, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it easy to create your own sanctuary. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

The location is particularly appealing, as Pool in Wharfedale boasts a picturesque setting with easy access to local amenities, including shops, schools, and parks. The surrounding countryside offers stunning views and opportunities for outdoor activities, making it a wonderful place to call home.

This property presents a fantastic opportunity to enjoy village life while remaining well-connected to nearby towns and cities. With its charming features and prime location, this mid-terrace house is not to be missed. Whether you are looking to invest or settle down, this home is ready to welcome you.

To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## The Accommodation...

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

### Ground Floor

#### Entrance Area

With composite entrance door and stairs up to the first floor.

#### Sitting Room 13'3" x 10'10" (4.04m x 3.30m)

With a feature stone fireplace, useful recessed storage cupboard, radiator and window to the front elevation.

#### Dining Kitchen 14'4" x 7'6" (4.37m x 2.29m)

With a range of base and wall units incorporating cupboards, drawers and co-ordinating work surfaces with a tiled splash back. Inset stainless steel sink with mixer tap and integrated electric oven with a four ring gas hob having an extractor over. Space for a freestanding fridge/freezer, plumbing for an automatic washing machine and cupboard housing the gas fired central heating boiler. Tiled flooring, radiator, understairs storage, two windows to the rear elevation and door out to the rear garden.

### First Floor

#### Landing

#### Bedroom 1. 12'3" x 11'3" (3.73m x 3.43m)

Double bedroom with radiator, recessed wardrobe and window to the front elevation.

#### Bedroom 2. 8'6" x 7'11" (2.59m x 2.41m)

A second bedroom which would also make an ideal office for those working from home having a radiator and window to the rear elevation.

#### Bathroom

With a white three piece suite comprising a bath, low suite w.c and wash hand basin with cupboard under. Recessed spotlights, part tiled walls, tiled flooring and window to the rear elevation.

#### Outside

To the rear of the property there is a flagged and enclosed rear garden providing an ideal space for outdoor entertaining. Useful garden shed, outside tap and access via a gate to the rear lane.

#### Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: None

Situated in Pool Conservation Area



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

### 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. 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>

### Council Tax Leeds

Leeds City Council Tax Band B. 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.

### 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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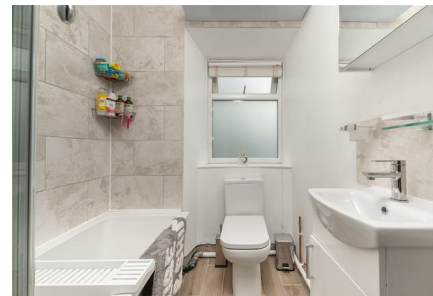


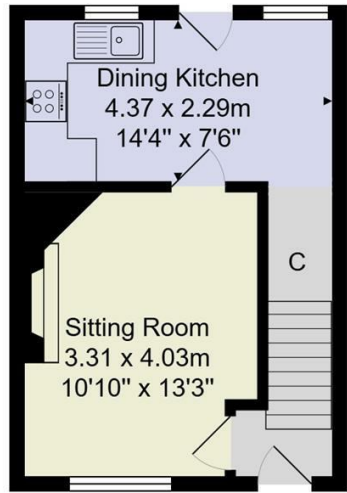
**Offer Acceptance & AML Regulations**  
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all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

**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.

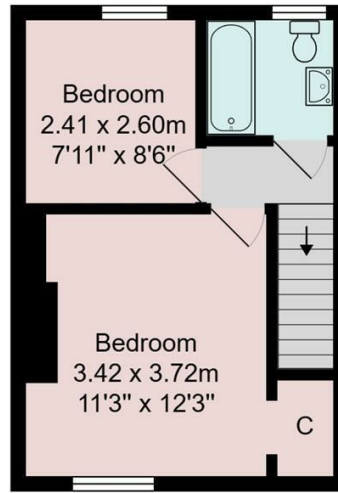
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

**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.





Ground Floor



First Floor

Total Area: 56.7 m<sup>2</sup> ... 610 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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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.



Call us on 01943 889010  
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