



2 PARK WAY, POOL IN WHARFEDALE LS21 1LD

Asking price £495,000

FEATURES

- Stone Built Four Bedroomed Detached House In The Heart Of The Village
- Ample Parking To The Driveway And The Double Garage
- Spacious Sitting Room With A Bay Window And Patio Doors To The Rear Garden
- EPC Rating D / Tenure Freehold / Council Tax Band F
- Lovely Corner Plot Including A Southerly Facing Garden To The Rear
- Well Appointed Dining Kitchen Perfect For Family Gatherings
- Valuable Downstairs WC, Together With A Smart House Bathroom And Separate WC Upstairs
- Offered With The Advantage Of Having NO ONWARD CHAIN



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4 Bedroom House - Detached located in Pool In Wharfedale

Very well placed in the charming village of Pool In Wharfedale, this delightful detached house on Park Way offers an ideal family home. The property boasts a generous living space of 1,485 square feet, featuring four well-proportioned bedrooms, a fabulous dining kitchen and a comfortable reception room, perfect for family gatherings or entertaining guests.

The property is complemented by a well-maintained garden, providing a serene outdoor space for children to play and for adults to relax. The location is particularly advantageous, being in close proximity to the local primary school, making school runs a breeze for families with young children.

Parking is ample, with space for up to four vehicles to the driveway and double garage, ensuring convenience for residents and visitors alike. One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchase process.

Additionally, there is potential for extension, as seen in neighbouring properties, subject to obtaining the necessary planning approvals. This offers the opportunity to personalise and expand the home to suit your family's needs.

In summary, this property presents a wonderful opportunity for those seeking a spacious family home in a friendly community, with the added benefits of a great location and potential for future development. Do not miss the chance to make this house your new home.

To arrange your viewing, 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:

Entrance Hallway

Via a composite outer door with glazed insets to the front elevation, this long welcoming hallway also offers excellent storage space to the cupboards under the stairs and a central heating radiator.

Downstairs WC

Smartly appointed and complemented by under floor heating, this downstairs w.c has fully tiled walls and flooring, a low level wc and a wash hand basin. Window to the front elevation.

Sitting Room 20'3" x 13'11" (6.17m x 4.24m)

A lovely light and airy reception room having a bay window and patio doors that lead out to the fully enclosed rear garden. A focal fireplace has an electric fire inset and there are two central heating radiators.

Dining Kitchen 21' x 12'1" (6.40m x 3.68m)

The perfect area for family gatherings or entertaining, this spacious dining kitchen also offers a comprehensive range of fitted kitchen units including a central island, all with worksurfaces over and a sink unit inset under the bow window which looks out to the front elevation. Built in electric and hob, integrated dishwasher, further window to the patio and a central heating radiator.

Utility Area 10'3" x 9'1" (3.12m x 2.77m)

Having stone flagged flooring, this is an ideal area to enter the house and kick off those muddy boots and wet coats. Plumbing for a washing machine, store room housing the central heating boiler, composite door to the front (by the driveway) together with a window and a half glazed uPVC door to the rear garden. Connecting door to the double garage.

First Floor Landing

Window to the side elevation, the access hatch to the loft and a central heating radiator.

Bedroom 1. 12'4" x 11'10" (3.76m x 3.61m)

Built in wardrobes, a central heating radiator and windows to the side and rear elevations.

Bedroom 2. 12'4" x 10'3" (3.76m x 3.12m)

Central heating radiator and windows to the front and side elevations.

Bedroom 3. 12'4" x 9'1" (3.76m x 2.77m)

Fitted wardrobes, a central heating radiator and a window to the side elevation.

Bedroom 4. 7'9" x 7'7" (2.36m x 2.31m)

Having an open fronted shelved cupboard and a window to the rear elevation.

Bathroom

Fitted with a smart modern suite which includes a large walk in shower and a wash hand basin. Complemented by fully tiled walls, a central heated towel rail and an airing cupboard.

Separate WC

Fitted with a low level wc, half height tiled walls and a window to the side elevation.

Gardens Parking & Double Garage

The property stands within a lovely corner plot, with the rear garden enjoying a southerly



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aspect. The garden to the front has a neat lawn with attractive well stocked borders. A block paved driveway provides private off road parking for two cars and leads to the double garage 20'8" x 19'7", which has light and power supplied. A lawned garden then stretch's down the side elevation. The garden to the rear, as mentioned enjoys a southerly aspect, it is fully enclosed and very private. Predominately laid to lawn together with a paved patio area and a lovely selection of shrubs and bushes to the borders.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Double Garage

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>

Council Tax

Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit 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 or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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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.

Offer Acceptance & AML Regulations

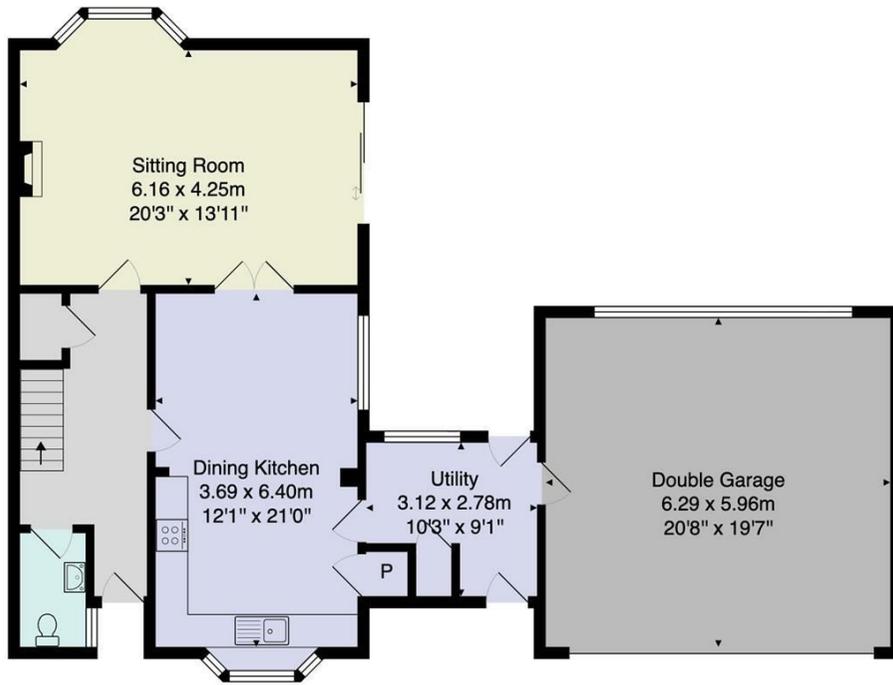
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please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

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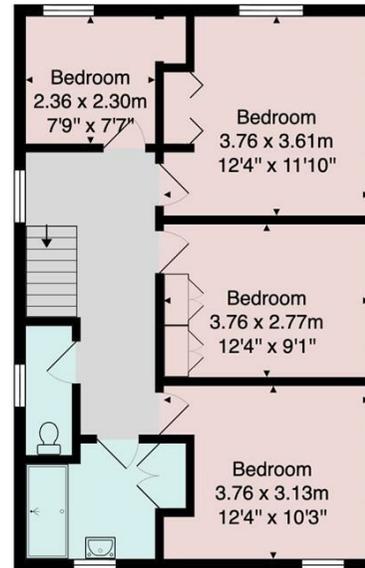
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Ground Floor



First Floor

Total Area: 137.9 m² ... 1485 ft² (excluding double garage)

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) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(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@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

