



# 3 ACORN WAY, POOL IN WHARFEDALE LS21 1TY

**Asking price £350,000**

## FEATURES

- Beautifully Presented Three Bedroomed Semi Detached House
- Spacious Sitting Room & Valuable Sun Room / Play Room
- Modern Oak Veneer Doors Throughout
- Good Sized Garage And Private Parking
- Sleek Modern Dining Kitchen With Built In Appliances
- Downstairs WC, First Floor House Bathroom & En-Suite To Bedroom 1.
- Neat Enclosed Gardens With The Rear Also Benefitting From A Modern Garden Room
- EPC Rating C / Tenure Freehold / Council Tax Band D



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# Immaculate Three Bedroom Semi Detached With Gardens & Garage

Nestled in the charming village of Pool In Wharfedale, this delightful semi-detached house on Acorn Way offers a perfect blend of modern living and comfort. Built in 2002, this property spans an impressive 930 square feet and is situated in a peaceful cul-de-sac, making it an ideal retreat for families or professionals seeking a tranquil environment.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the smart modern dining kitchen, which is equipped with integrated appliances, ensuring that cooking and dining experiences are both enjoyable and efficient.

With three well-proportioned bedrooms, including a principle bedroom featuring a fully tiled en-suite, this property caters to the needs of a growing family or those who appreciate extra space. The modern three-piece house bathroom is stylishly designed, offering both functionality and comfort.

Parking is a breeze with space for two vehicles, one to the drive and one to the larger than average garage, adding to the convenience of this lovely home. The combination of its modern features and desirable location makes this property a must-see for anyone looking to settle in a friendly community while enjoying the benefits of contemporary living. Don't miss the opportunity to make this charming house your new home. To arrange a viewing, simply 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 Hall

Via an outer door, the hall includes a central heating radiator and has the staircase to the first floor.

## Sitting Room 16'2" x 11'1" (4.93m x 3.38m)

Gas fire to a focal fireplace, window to the front elevation, a central heating radiator and a useful understairs storage cupboard.

## Dining Kitchen 14'6" x 10'4" (4.42m x 3.15m)

Offering a smartly appointed sleek and modern styled range of kitchen units having

worksurfaces over and a sink unit inset. The kitchen includes an integrated fridge-freezer, oven, hob and a microwave. Space and plumbing for a dishwasher and a washing machine. Central heating radiator, windows to the side and and rear garden areas.

## Sun Room or Play Room 11'4" x 9'9" (3.45m x 2.97m)

A great addition, the sun room would also make for a great playroom having windows and French doors to the fully enclosed gardens.

## First Floor Landing

With access to the following rooms:

## Bedroom 1. 11'3" x 9'6" (3.43m x 2.90m)

Benefitting from modern fitted wardrobes and cupboards, a central heating radiator and a window to the front elevation.

## En-Suite To Bedroom 1.

Smartly appointed and complemented by fully tiled walls and a central heated towel rail the en-suite comprises a step in shower with a screen, a wash hand basin and a low level wc.

## Bedroom 2. 10'11" x 7'9" (3.33m x 2.36m)

Fitted modern wardrobes, a central heating radiator and windows to the side and rear elevations.

## Bedroom 3. 11'3" x 6'3" (3.43m x 1.91m)

Fitted modern double wardrobe with drawer unit below, a central heating radiator and a window to the rear.

## House Bathroom

Modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by fully tiled walls, a central heated towel rail and a window to the side elevation.

## Outside

The property stands in neat gardens to the front, side and rear. To the front the garden has a raised bed paved pathway and a gravelled sitting area. The side and rear are fully enclosed making it an ideal area for all the family to safely enjoy. The side is paved and



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

provides a great outdoor dining area, whilst to the rear the garden has been laid with an artificial lawn, a raised decked patio and a fabulous summer house / garden room with light and power installed. To the front there are three garages with this property having the middle garage (19'9" x 8'10") together with parking in front.

### **Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Garage & Driveway

### **Council Tax**

Leeds City Council Tax Band D. 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.

### **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. 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](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



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



Total Area: 107.3 m<sup>2</sup> ... 1155 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.

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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(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		
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@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk)**

**W: [www.shanklandbarraclough.co.uk](http://www.shanklandbarraclough.co.uk)**

**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS