



Riffa View, Arthington Lane, Pool in Wharfedale, Otley, LS21 1JZ

Riffa View, a substantial, six bedroom, semi-detached Edwardian family home with a wealth of period features yet thoroughly modernised providing flexible living space arranged over three floors, with ample parking and child friendly gardens on the rural fringe of this popular village.

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Harrogate 10 miles, Leeds 10 miles, Bradford 11 miles, Skipton 20 miles (all distances approximate)

Guide Price: £769,500

- Wonderful character home with many period features
- Beautifully maintained and presented throughout
- Substantial living space arranged over three storeys
- Four reception rooms including a garden room
- Five bedrooms with home office/bedroom six
- Two recently refurbished bathrooms
- Kitchen dining room with quality integrated appliances
- Gated driveway parking and enclosed easily managed gardens
- Close to amenities and open countryside



General remarks

Further inspection of this handsome Edwardian property is strongly recommended to appreciate its size and quality. This substantial family home has been meticulously maintained by the current owners with living space arranged over three floors and many original features including fireplaces, stained glass windows, deep skirting boards, attractive ceiling cornicing and mouldings.

The accommodation comprises to the ground floor, a handy entrance porch with an original stained glass inner door leading to a generous entrance hall with staircase to the first floor. Doors lead off to the lounge which has a deep bay window to the front elevation, original stained-glass transoms which have been encased in double glazing and an original marble fireplace with an open grate. From the entrance hall there is access to the dining room which also has an original fireplace with marble slips. This room is open to a wonderful garden room which is a more recent addition to the property - a wonderful light and airy space with windows and doors to the rear elevation and a number of Velux windows, a natural exposed stone wall and solid oak flooring are a lovely feature. The kitchen has a range of modern wall, base and drawer units with granite working surfaces over, and a granite breakfast bar with cupboards and seating room under. Integrated appliances include an electric oven, combination oven and microwave, steam oven and warming drawer. There is an induction hob, extractor and integrated fridge and freezer. From the kitchen there is access to the utility room and guest WC.

On the first floor the spacious landing gives access to a most generously proportioned master bedroom with a deep bay window to the front elevation, again with stained glass transoms, fitted wardrobes and a recently installed ensuite shower room.

Along the landing is the second bedroom, which has lovely distant views to the rear, and a purposely fitted office that could potentially be a sixth bedroom. The contemporary house bathroom has also been recently upgraded and includes a free standing bath and separate shower enclosure.

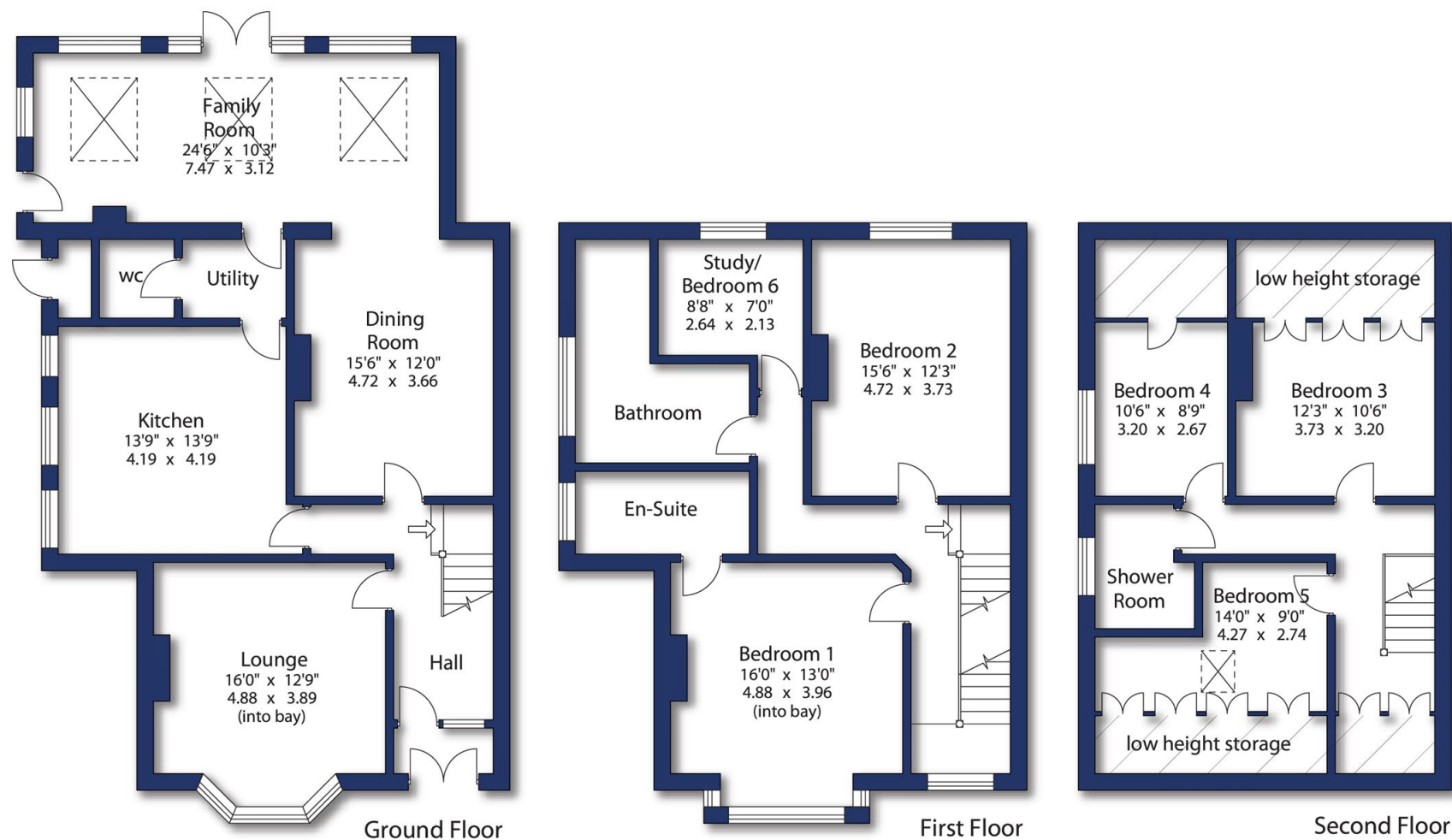
On the second floor there are three further bedrooms, two being doubles with lovely open views to the rear, and a single bedroom which has Velux windows to the front elevation. All of these rooms have generous eaves storage space. These three bedrooms have use of a shower room on this level.

The property is approached via a long gated driveway that passes the gardens and provides ample parking facilities. To the rear there are private, enclosed grounds which are child friendly and mainly laid to lawn with shrub and flower borders.

Riffa View is discreetly positioned approximately 1/3rd of a mile to the west of Pool's main street in a mature setting. The village has an excellent array of local amenities including a pharmacy, village shop and thriving village hall/sports club, a primary school and a public house.

Walks to the Chevin and River Wharfe are close by. The property is handily placed for the West/North Yorkshire conurbations and also readily accessible to Leeds Bradford International Airport at nearby Yeadon.

Floorplans

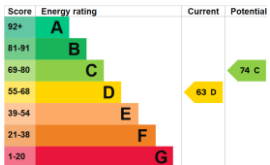


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Contact us



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Directions

From Otley proceed along the A659 Pool Road and on entering the village take the right-hand fork passing the Shell petrol station on the left-hand side, turning right along the village's main street along the A658. Turn left at the roundabout by the White Hart public house and proceed for approximately 1/3rd mile where the property will be seen on the left hand-side identified by our 'for sale' board.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services, gas central heating and double glazing
- Off street parking, driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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