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Woodcroft, Arthington Lane, Pool in Wharfedale, Otley, LS21 1LG

Beautifully presented, this charming stone-built Edwardian semi-detached home seamlessly blends period charm with tasteful modernisation, creating an inviting and stylish living environment complemented by a mature garden providing a wonderful setting for both relaxation and entertaining.

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Woodcroft, Arthington Lane, Pool in Wharfedale, Otley, West Yorkshire,

Weeton Station 2.5 miles, Harrogate 9.5 miles, Leeds 10 miles, Bradford 11 miles (all distances approximate)

Guide Price: £580,000

- Stone built Edwardian semi-detached home arranged over three floors
- Generous dining kitchen and elegant sitting room
- Three first floor bedrooms
- Newly installed wet room
- Basement conversion with bedroom, shower room and large utility
- Stunning rear gardens
- Off street parking
- Period features throughout
- Village location







General remarks

This home combines character features such as stripped pine internal doors and focal fireplaces, with smart modern fixtures and fittings, creating a home that is truly ready to move into.

Approaching the property from the front is an impressive porch with exposed stonework, this sets the scene for the rest of the property and leads you into main entrance lobby of the property.

To the ground floor is a smart dining kitchen with a range of wall and base units, solid wooden work surfaces and integrated appliances, the dining area could be used as an additional living and relaxation space. The sitting room is elegant and benefits from an inset wood burning stove creating a warm and inviting area to relax.

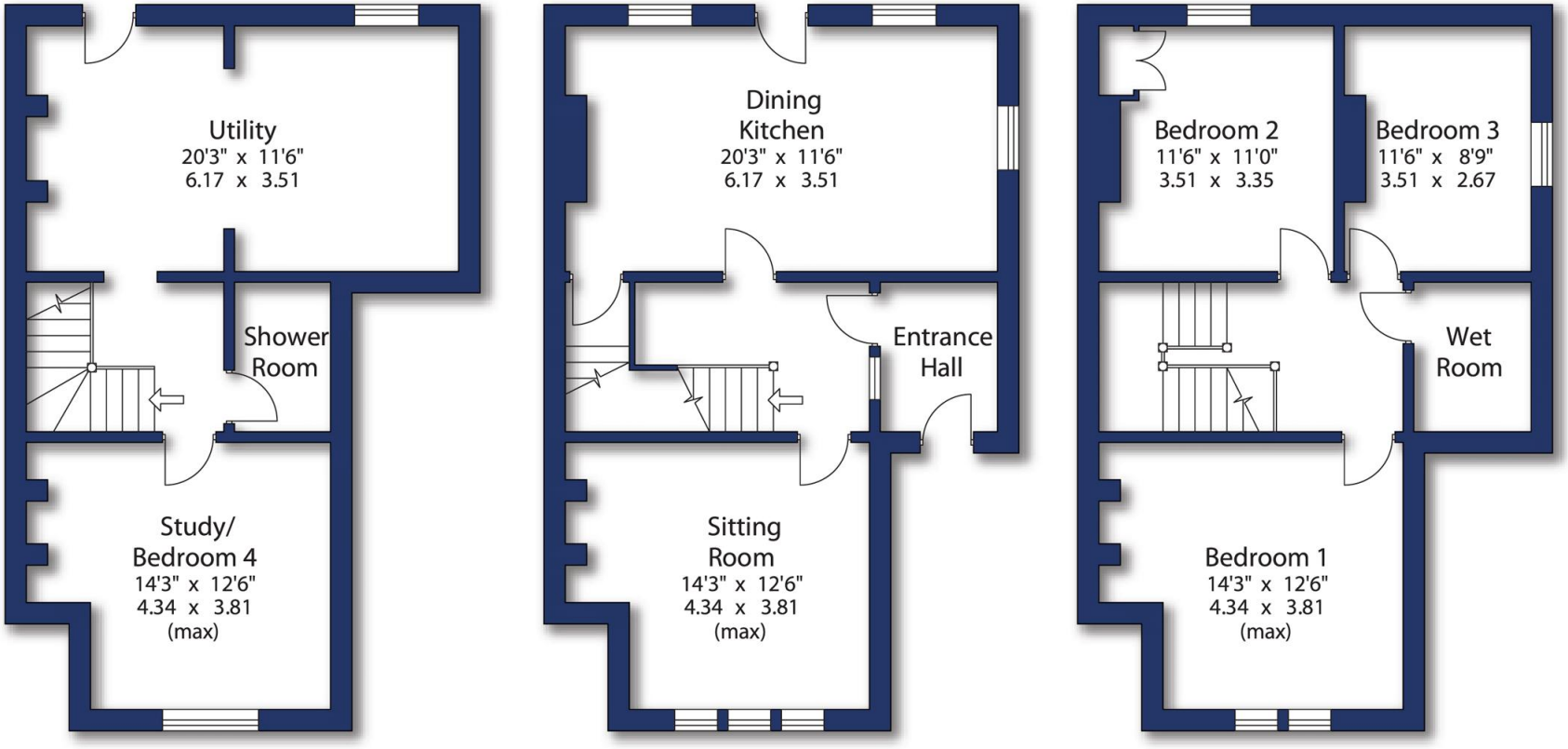
With accommodation arranged over three floors the basement will appeal to several buyers. There are two main rooms, the main room currently is used as a utility and for storage with built in storage units but could be converted into a full kitchen/living area. There is a bedroom/study and separate shower room. What is an appealing feature to this space is the separate access which leads to the rear garden.

To the first floor are three bedrooms and recently upgraded wet room. The upper floor is accessed via a drop-down timber ladder and provides further storage / occasional bedroom space.

Outside to the front is a pleasant garden and paved pathway leading to the main entrance. To the rear you will find mature gardens with a vegetable plot, seating area and established garden pond, this truly is a space you can enjoy as a family. There is also a hard standing blocked paved area for parking.

The property is situated in the heart of the popular village of Pool in Wharfedale. Pool itself is surrounded by beautiful countryside and is serviced by a highly regarded local school, public house and village shop, being ideally placed for daily commuting to the surrounding business centres of both North and West Yorkshire. Leeds/Bradford International Airport is situated at nearby as is Weeton Train Station.

Floorplans



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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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Directions

Leave Otley in an Easterly direction on the A659 Pool Road. On entering the village of Pool turn right at the petrol filling station and at the mini roundabout take the first turning on the left into Arthington Lane. The shared drive leading to the property will be found immediately after the first stone house on the left-hand side. At the bottom of the drive turn right entering through the double gates into the block paved parking area. What3Words newlywed.wobbling.penny

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services. Gas Central Heating. Double Glazing. Wood Burner. Underfloor Heating
- 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

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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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