



Pool Hall

MAIN STREET,
POOL-IN-WHARFEDALE, LS21 1LH

VERITY
FREARSON

A delightful Grade II Listed stone-built, double-fronted semi-detached residence with considerable charm and character.

This super property offers spacious two-bedroomed accommodation with the potential for further extension, and has many period fixtures and fittings. An internal inspection is recommended to appreciate the character of this unique home.

The property occupies a large plot with extensive south-facing gardens and terraces enjoying excellent privacy, and is situated in the centre of this convenient village midway between Harrogate and Leeds. The property is well served by local shops and services, and situated only three miles from the popular market town of Otley.



GROUND FLOOR

Period front door leads to –

RECEPTION HALL

With central heating radiator and ceiling cornice.

CLOAKROOM

Low-flush WC and washbasin.

DRAWING ROOM

(18'2 x 15'5) Tall sash window to front with shutters and secondary double-glazed windows to rear. Period fireplace with granite inset and hearth and living-flame gas fire. Two fitted corner arched display niches with fitted shelving. Period cornice and two central heating radiators. Fitted storage cupboard.

DINING ROOM

(18'2 x 15') Tall sash window to front with fitted shutters, secondary double-glazed windows to rear. Carved period fireplace with tiled hearth and open grate. Period cornice and central heating radiator.

GARDEN ROOM

(21'3 x 10') With double-glazed double French doors to both the side and front leading to the private south-facing gardens and terraces etc. Elaborate ceiling cornice and feature plastered ceiling. Central heating radiator.

DINING KITCHEN

(21' x 11'10) With an extensive range of modern fittings comprising base cupboards with granite work surfaces above having inset sink unit, tiled splashbacks and matching wall-mounted units. Gas Aga, split-level double ovens, extractor hood and integrated dishwasher. Plumbing for washing machine. Stone flooring and feature beams to ceiling. Three windows to rear and double-glazed double French doors leading to the side.

FIRST FLOOR

BEDROOM 1

(18'2 x 14'10) With sash window to front and secondary double-glazed window to rear. Feature period cornice, two central heating radiators and two double wardrobes.

EN-SUITE BATHROOM

(11'1 x 6'9) Sash window to front. Modern fittings comprising low-flush WC with concealed cistern, twin stone washbasins with cupboards below, and walk-in shower cubicle. Travertine floor tiles, central heating radiator and large wall-mounted mirror.



BEDROOM 2

(18'4 x 9'11) Sash window to front and further window to rear. Two central radiators and fitted arched storage cupboard.

BATHROOM

(6' x 5'11) Two windows to rear. Modern suite comprising low-flush WC, washbasin and shower cubicle. Travertine tiling to floor and walls.

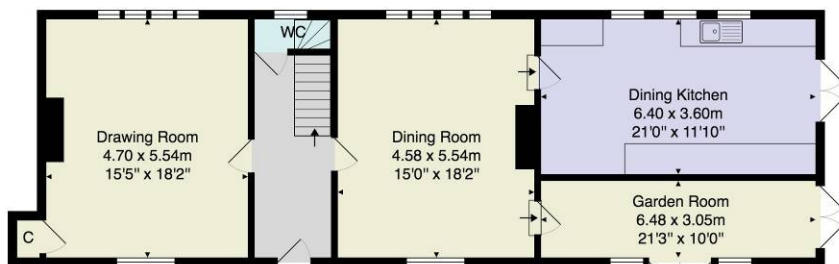


OUTSIDE

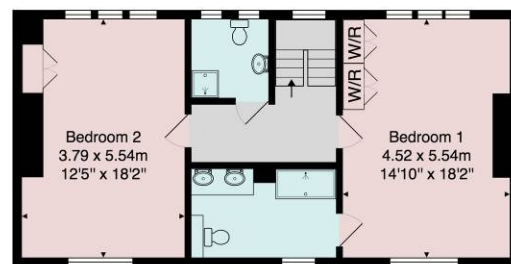
A particular feature of the property is the large plot with extensive gardens having a pleasant southerly aspect, laid mainly to lawn and with mature boundaries affording excellent privacy. To the front of the property is an attractive stone terrace with pleasant southerly aspect, which continues to the side of the property and is accessed via the French doors of the dining kitchen and garden room. Two stone-built garden stores. To the front of the site, there are impressive tall metal double gates with stone-built gateposts, giving access to a gravelled driveway and parking area.

Tenure - Freehold

Council Tax Band - E

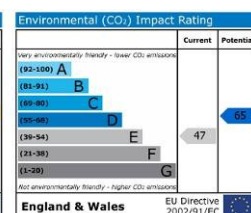
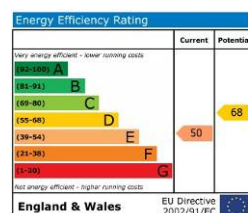


Ground Floor



First Floor

Total Area: 163.0 m² ... 1755 ft²
 All measurements are approximate and for display purposes only.
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