



**HUNTERS®**  
HERE TO GET *you* THERE



# Mill Croft Estate, Pool In Wharfedale, LS21

£270,000



**\*\* VIEWINGS TAKING PLACE BETWEEN 10:30 - 12:30 ON SATURDAY 22ND AUGUST. PREBOOKED VIEWINGS ONLY \*\***

A fantastic opportunity to acquire a well proportioned three bedroom mid terrace in the heart of the desirable village of Pool In Wharfedale. Whilst in need of modernisation, the property offers the buyer scope for future expansion (subject to the usual planning consents). The property consists of an entrance hallway, a living room, the kitchen/dining room, the pantry and rear entrance hallway. To the first floor, there are two double bedrooms, a single bedroom and a shower room. There are large storage cupboards off the landing and bedroom three and there are several outbuildings. There is a generous garden to the rear. The property comes to the market with NO ONWARDS CHAIN.

Pool-in-Wharfedale is a charming little village known for its character and community spirit. Located along the River Wharfe the area is renowned for its scenery, countryside walks, cycling and inclusive sports opportunities. From grassroots football for both girls and boys, an excellent cricket and tennis club and other activities such as Yoga and Pilates held in the village hall. In the heart of the village is the popular country pub and restaurant The White Hart, a pharmacy offering NHS and private health services, a post office with Glocal convenience store, Shell petrol station and a very popular farm and café shop in nearby Leathley. The village is serviced by local bus routes and whilst there is no railway station, Weeton Station is just a short drive away and provides services through to Leeds, Harrogate, and York. In addition, Leeds and Bradford airport is just six miles away with a direct Flyer bus running hourly. For families, the local primary school is well regarded

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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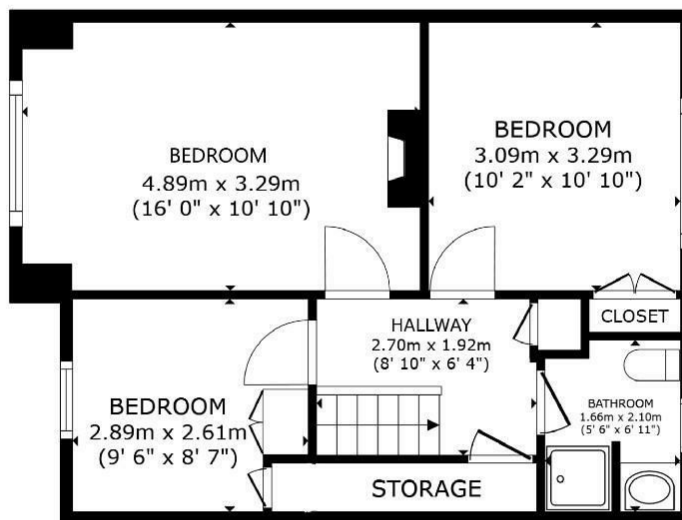
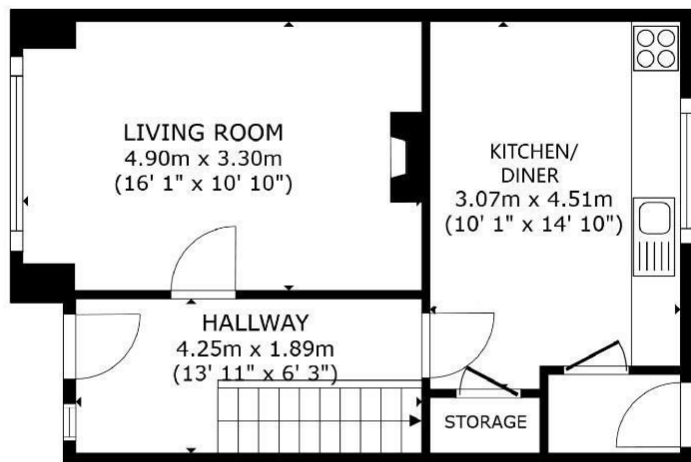


## KEY FEATURES

- THREE BEDROOM MID TERRACE
- QUIET CUL DE SAC LOCATION
- GARDENS FRONT AND BACK
- SCOPE FOR FURTHER DEVELOPMENT (subject to planning)
- CLOSE TO LOCAL AMENITIES AND THE PRIMARY SCHOOL
- MUCH SOUGHT AFTER RESIDENTIAL AREA
- NO ONWARD CHAIN
- EPC RATING E







GROSS INTERNAL AREA  
FLOOR 1 41.4 m<sup>2</sup> (446 sq.ft.) FLOOR 2 46.8 m<sup>2</sup> (504 sq.ft.)  
TOTAL : 88.2 m<sup>2</sup> (950 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## DIRECTIONS

From our Hunters offices on Kirkgate, proceed towards Pool in Wharfedale along Pool Road (A659). At the junction by the petrol station, turn right onto Main Street. Just before the pedestrian crossing turn left onto Mill Lane and proceed until you get to the first cul de sac on your right and the property can be found on the left hand side.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

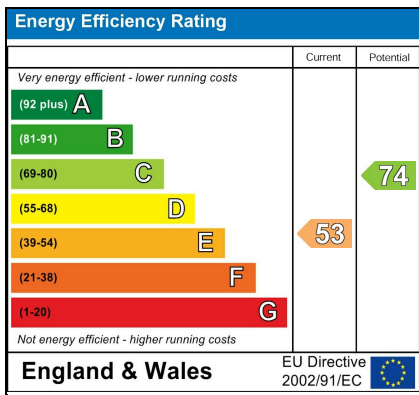
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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