HUNTERS®
HERE TO GET you THERE
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Greenfields, Pool Bank New Road, Pool In Wharfedale, LS21

£650,000

A fantastic opportunity to purchase this beautifully presented character property in the much sought after location of Pool in Wharfedale. Set over three floors with attractive well established gardens to the front and rear, a double garage which is currently used as a workshop and a driveway for several cars this lovely home needs to be seen to be truly appreciated. The property consists of an entrance porchway, hallway, living room, dining room and kitchen/diner which leads into the side porch. To the first floor, there are two double bedrooms and the house bathroom and to the second floor are a further two double bedrooms and a large shower room. This 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 Golocal 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.

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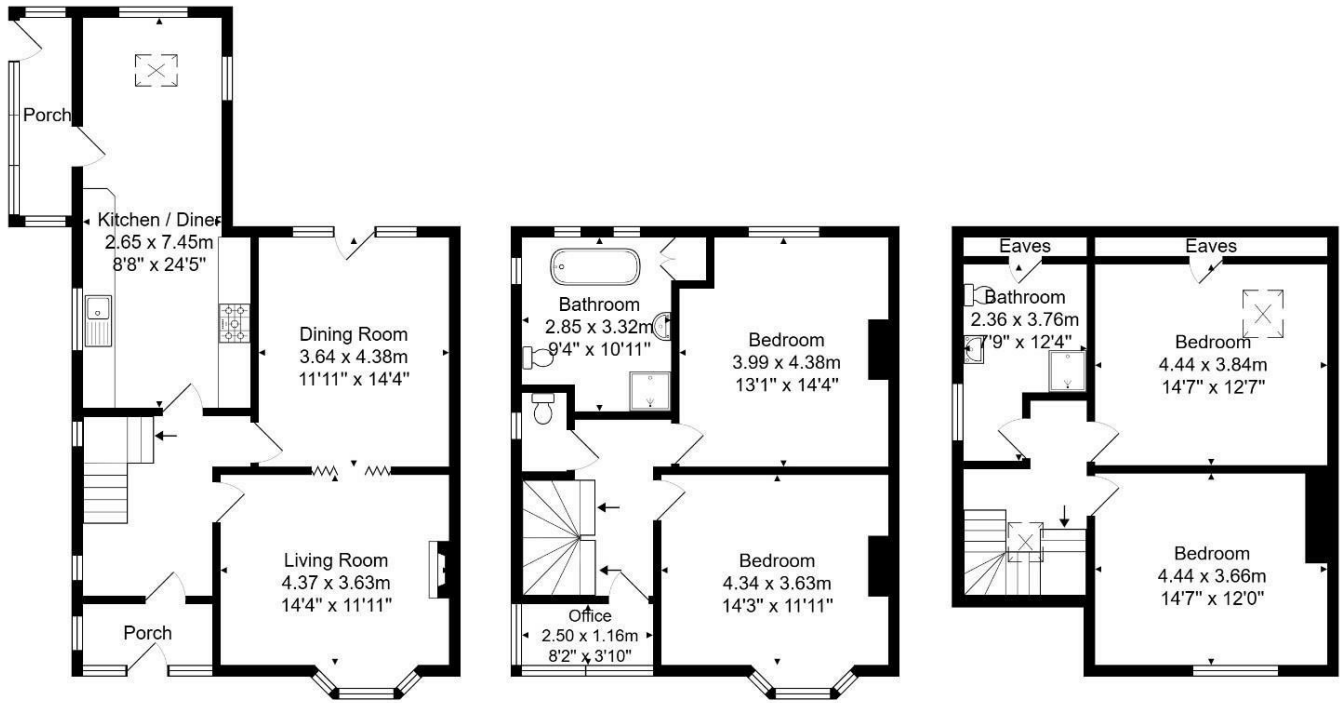
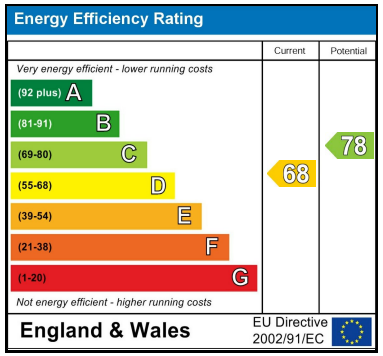
KEY FEATURES

- FOUR BEDROOM SEMI DETACHED PROPERTY
- SET OVER THREE FLOORS
- A BATHROOM ON THE 1ST & 2ND FLOOR
- DOUBLE GARAGE
- GOOD SIZE FRONT AND REAR GARDENS
- DRIVEWAY FOR SEVERAL CARS
- CHARACTER FEATURES THROUGHOUT
- FOUR DOUBLE BEDROOMS
- NO ONWARDS CHAIN
- EPC RATING D



Ground Floor First Floor Second Floor

Total Area: 184.9 m² ... 1990 ft²



DIRECTIONS
From our offices in Kirkgate, Otley, proceed towards Pool in Wharfedale along Pool Road. At the junction, turn right onto the A658. At the mini roundabout bear right onto Pool Bank New Road. The property can be found on the left hand side almost directly opposite the cul de sac Pool Bank Court.

AGENTS NOTES
Tenure: Freehold

Council Tax Band E, Leeds City Council

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 more than 125 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.

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.

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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The Property Ombudsman
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