



HUNTERS[®]

HERE TO GET *you* THERE

 2  1  2  D

Pool House, Main St, Pool in Wharfedale, LS21

£300,000



Forming part of the beautifully converted Pool House, this impressive first floor two double bedroom apartment is rich in original features, combining character, style and spacious living accommodation.

The standout feature of this lovely home is undoubtedly the grand sitting room. It is exceptionally spacious and benefits from tall windows on two sides including an attractive bay window to the rear filling the space with an abundance of natural light. The charm and spaciousness continue on into the dining room, having wide floorboards, high ceilings and a feature window which then lead nicely into a tasteful modern kitchen with integral appliances. The property also benefits from two well proportioned double bedrooms and a modern bathroom. Outside, there is a large communal garden to the rear, allocated parking and individual secure outdoor storage units. Overall, this is an exciting opportunity to acquire a unique property in an excellent central location within the sought-after village of Pool in Wharfedale. The property comes to market with NO ONWARD 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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



KEY FEATURES

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- WITHIN CHARACTER BUILDING
- SOUGHT AFTER CENTRAL VILLAGE LOCATION
 - OFF STREET PARKING
 - OUTDOOR STORAGE UNIT
 - EPC RATING TO FOLLOW
 - NO CHAIN

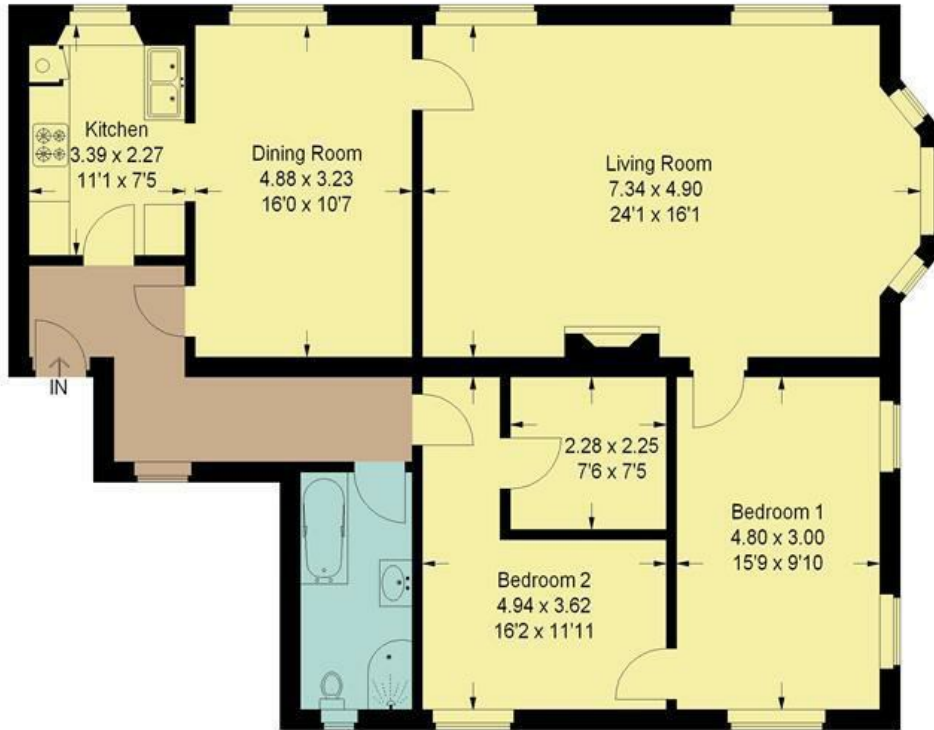






Pool House, LS21

Approximate Gross Internal Area
103.5 sq m / 1114 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID309565)

DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Pool in Wharfedale along Pool Road (A659). At the junction by the petrol station, turn right onto Main Street. Pool House can be found on the right hand side just before the mini roundabout.

AGENTS NOTES

Tenure: Leasehold. We have been informed by our client that the property is held on a 999 year lease from 1987. A service charge of £175 per calendar month is payable to cover maintaining, insuring and managing the communal areas. Each leaseholder owns a share of the freehold. Council Tax Band D, Leeds City Council

To confirm, the owner of the property is an associate of an employee of Hunters Otley and Ilkley, as required by The Estate Agents Act 1979, Section 21.

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 more than 180 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
otley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.