



HUNTERS[®]
HERE TO GET *you* THERE



Swallow Drive, Pool In Wharfedale, LS21

£240,000

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A well presented two bedroom end of terrace, situated in the desirable neighbourhood of Pool In Wharfedale and close to the village amenities and the highly regarded primary school. Inside, the property benefits from a small entrance hallway with a convenient downstairs WC, a living room with patio doors opening directly onto a generous private garden to the rear, and a compact kitchen that sits just off the living room. Upstairs, you will find two well proportioned bedrooms and a modern house bathroom. The property benefits from added privacy owing to its end of terrace position and benefits from a driveway providing off street parking.

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 and Prince Henry's Grammar School in Otley has been recognised by Ofsted as an outstanding school across the board. Overall the village provides rural tranquillity with strong community support.

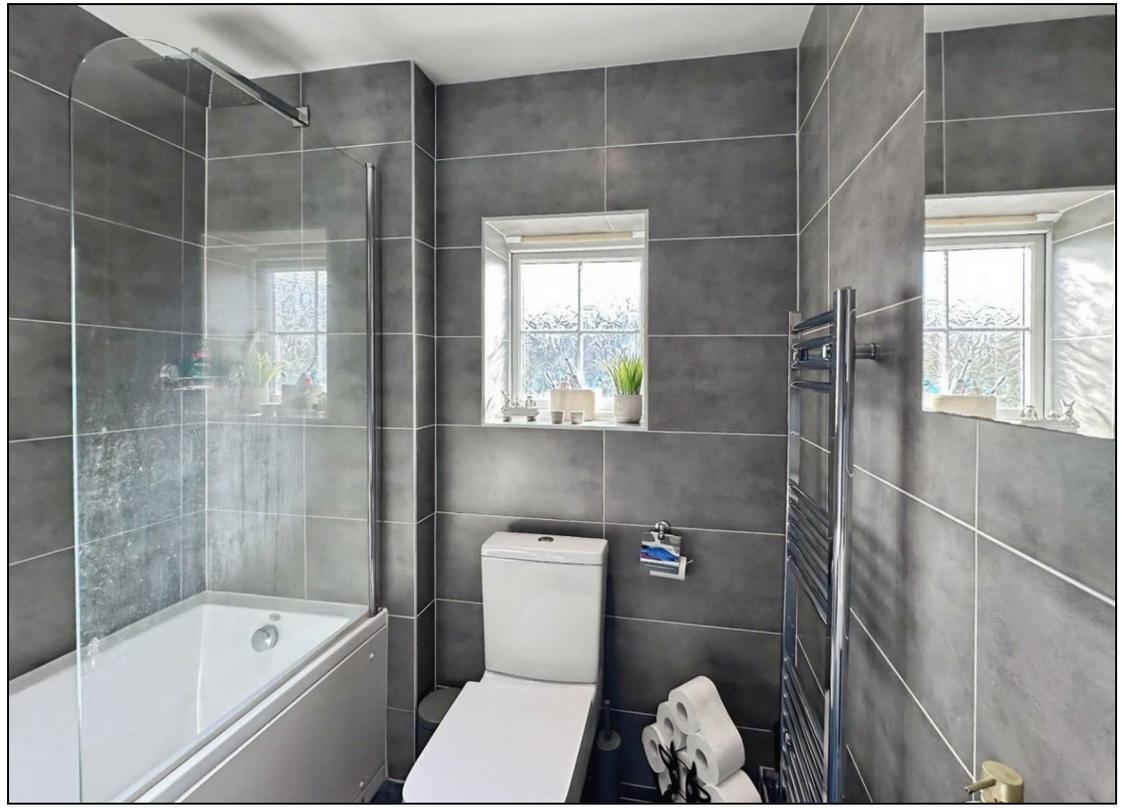
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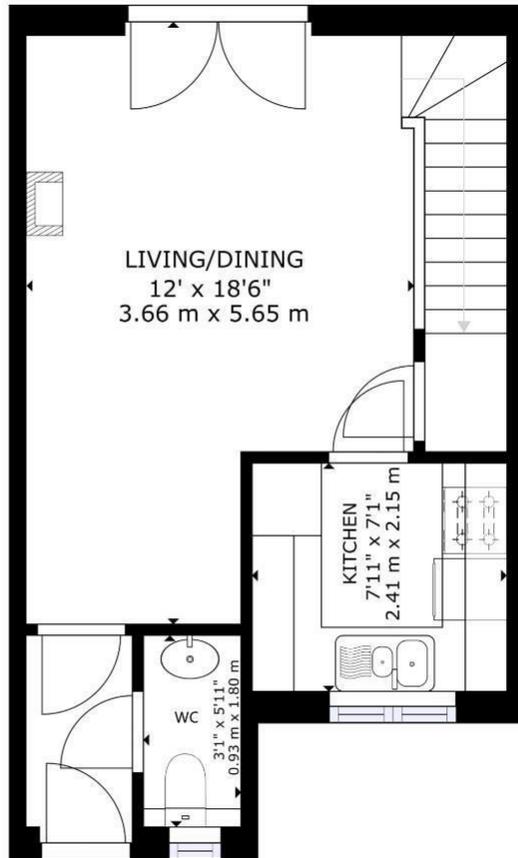


KEY FEATURES

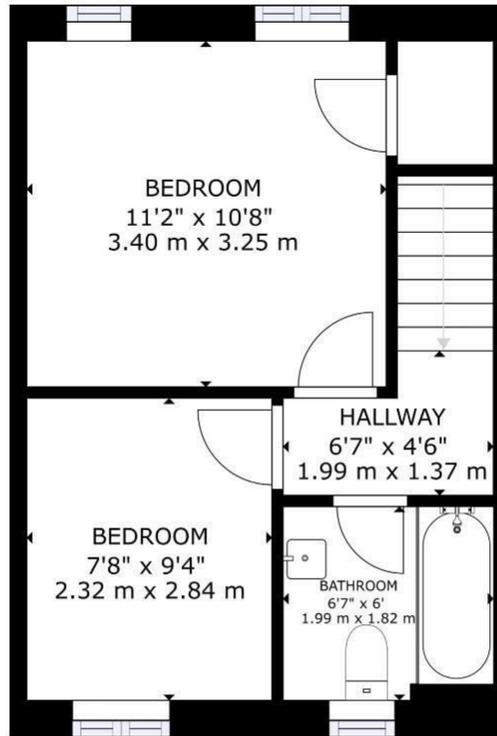
- END OF TERRACE
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- GARDEN TO THE REAR
- CLOSE TO LOCAL AMENITIES AND THE PRIMARY SCHOOL
- MUCH SOUGHT AFTER RESIDENTIAL AREA
- EPC RATING C
- NO ONWARD CHAIN







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 343 sq ft, 31.83 m²; FLOOR 2: 311 sq ft, 28.94 m²
 TOTAL: 654 sq ft, 60.77 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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. Proceed along Main Street until you get to the mini roundabout (The White Hart is on your left), taking the second exit onto the A658. Swallow Drive is the second turning on the left. Proceed along Swallow Drive and the property can be found on the left hand side, identifiable by our Hunters FOR SALE board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

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 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

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