



**HUNTERS**<sup>®</sup>  
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# Manor Crescent, Pool In Wharfedale, LS21

Guide Price £300,000

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A stone built three bed end terrace house, displaying charm and character, situated at the head of a cul de sac within the popular village of Pool in Wharfedale. The property enjoys some lovely countryside views and is stylishly presented by the current owners, having quality fixtures and fittings throughout. The accommodation briefly comprises a welcoming entrance, through good size living/dining room and kitchen to the ground floor. To the first floor there are two double bedrooms, a single bedroom currently being used as a home office and a smart bathroom. Externally, there is a low maintenance gravelled garden to the front, and to the rear of the property is an attractive and well stocked garden offering a great deal of privacy with paved patio seating areas. In addition there is a single detached garage, having power and light, to the side of the house plus driveway parking to the front for two vehicles. A truly lovely home as it is but one which, subject to planning and building regulations, offers some potential to extend.

Located in the popular area of Pool in Wharfedale, having a village pub, chemist and post office/general store, plus an active sports and social club nearby provides tennis, cricket and other activities. Pool Primary School, which is highly regarded, is supported by other schools in neighbouring Otley, Harrogate, Ilkley and Guiseley. Leeds Bradford International Airport is a short drive away and there is a regular bus service to Otley, Harrogate, Leeds and Bradford. The market town of Otley provides a number of shops, supermarkets, schools and other facilities. Weeton and Menston railway stations are within easy reach.

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## KEY FEATURES

- THREE BEDROOMS
- END OF TERRACE HOUSE
- THROUGH LIVING/DINING ROOM
- SOUTHERLY FACING REAR GARDEN
  - SINGLE DETACHED GARAGE
    - CUL DE SAC
- POPULAR POOL IN WHARFEDALE VILLAGE LOCATION
  - EPC RATING D









# Manor Crescent, Pool in Wharfedale, Otley, LS21

Total Area = 797 Sq.Ft. (74 Sq.M.)

## Ground Floor

(398.5 sq. ft. / 37 sq. m.)



## 1st Floor

(398.5 sq. ft. / 37 sq. m.)



Please note, all measurements are approximate and are for display / marketing purposes only.

### DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Pool in Wharfedale along the A659. At the junction by the petrol station, turn right onto Main Street and then immediately right again into Manor Gardens. Follow the road around to the left where it becomes Manor Crescent, and the property can be found on the right hand side, towards the end of the cul de sac.

### AGENTS NOTES

Tenure: Freehold

Council Tax Band C, 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 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		86
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	56	(55-68) D	49
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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