



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.

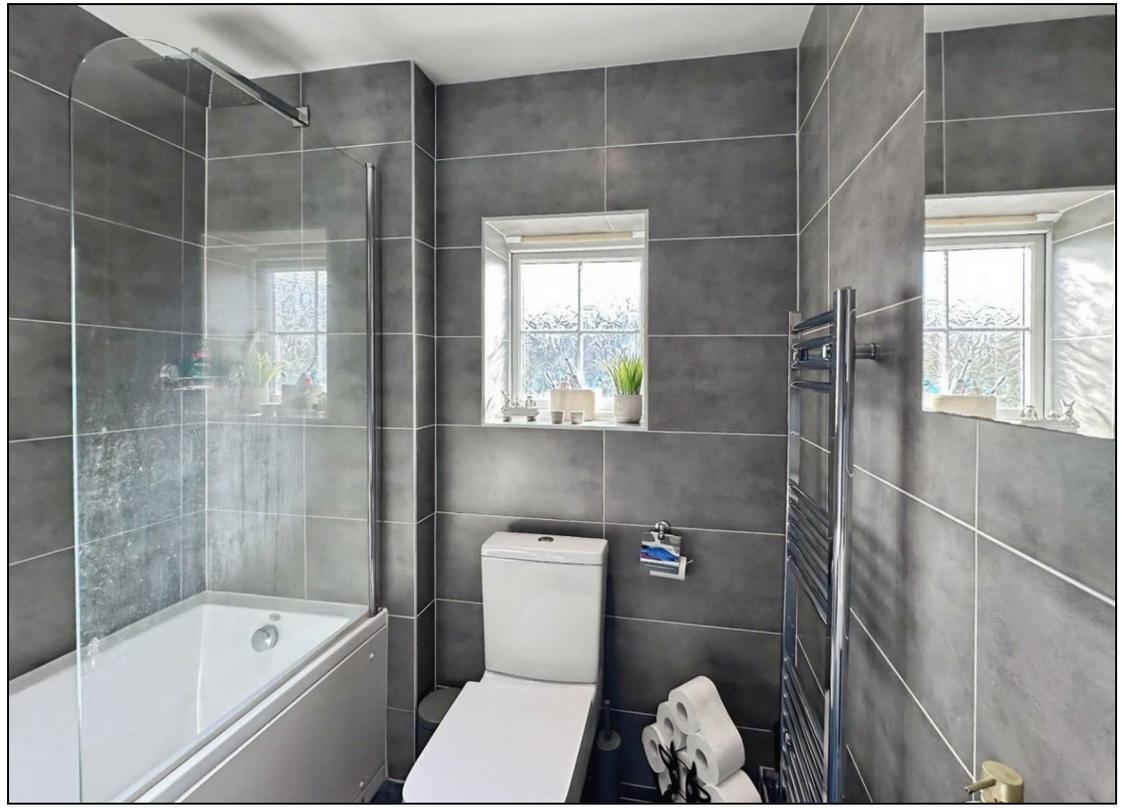
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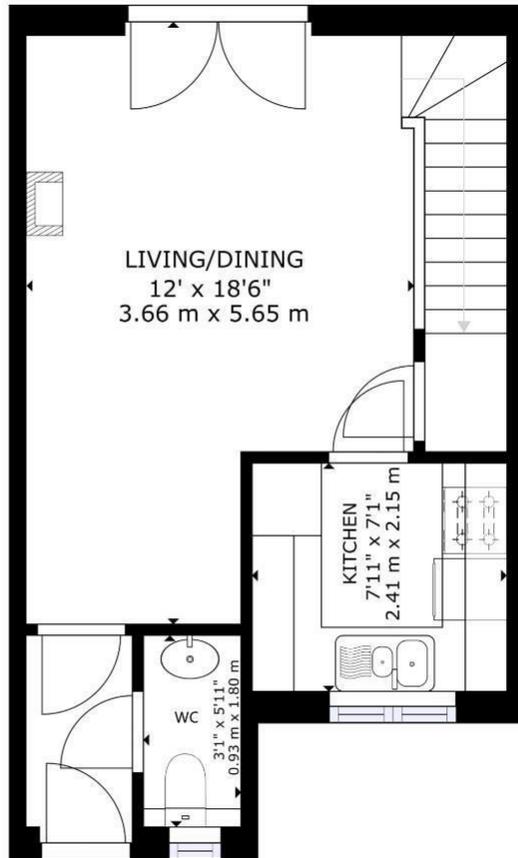


KEY FEATURES

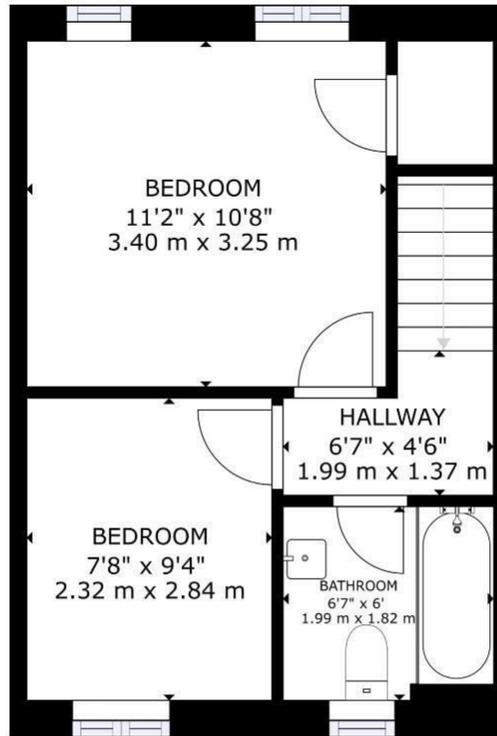
- END OF TERRACE
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- GARDEN TO THE REAR
- CLOSE TO LOCAL AMENITIES AND THE PRIMARY SCHOOL
- MUCH SOUGHT AFTER RESIDENTIAL AREA
- EPC RATING C
- NO ONWARD CHAIN







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

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

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