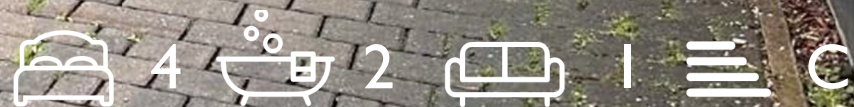




HUNTERS[®]
HERE TO GET *you* THERE



Church Close, Pool in Wharfedale, LS21

£300,000



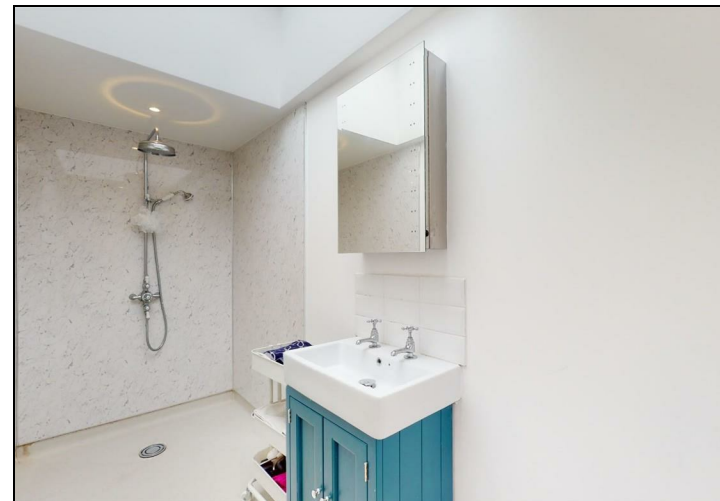
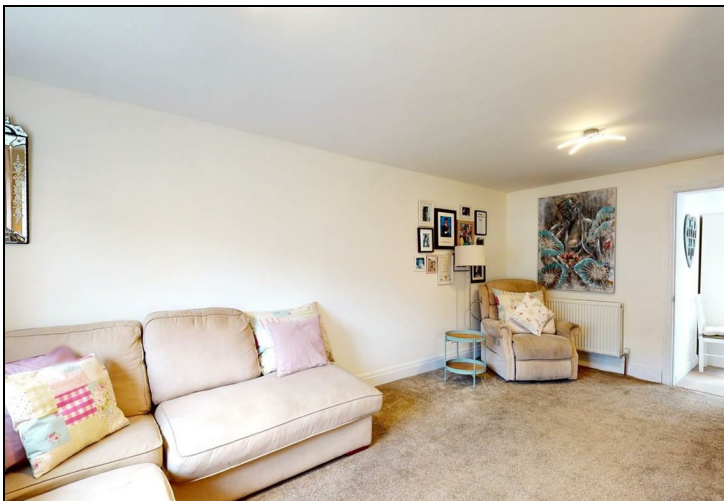
This charming family home is located in a peaceful village setting. It features three bedrooms upstairs, with the added bonus of a fourth bedroom on the ground floor that could be used as a home office or additional reception room the room also benefits from an ensuite bathroom.

The house has a practical utility room, ideal for laundry and storage purposes. The well-designed kitchen is to the rear of the property with access to the enclosed rear garden. There is a spacious sitting room that overlooks the front garden. Upstairs you will find two double bedrooms, one single bedroom and a house bathroom and access to a fully boarded loft. At the rear of the property, you will find an enclosed garden. Additionally, there is a garden room that provides a versatile space for various activities. The property benefits from a driveway offering convenient parking facilities.

Located in the sought after 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.

KEY FEATURES

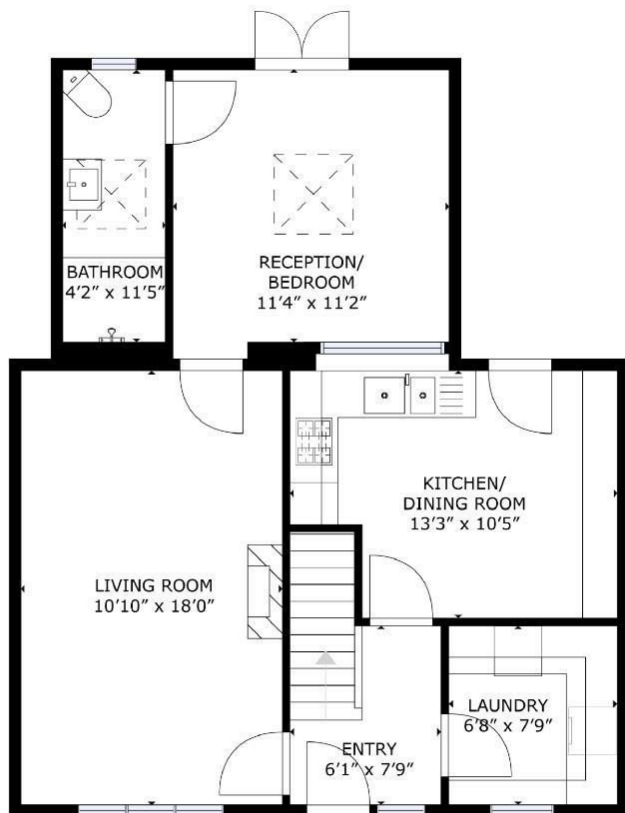
- TERRACE HOUSE
- FOUR BEDROOMS
- VERSATILE GARDEN ROOM
- FRONT AND REAR GARDENS
- DRIVEWAY
- QUIET VILLAGE LOCATION
- CLOSE TO LEEDS & BRADFORD AIRPORT
- EPC C











GROSS INTERNAL AREA
FLOOR 1: 645 sq.ft, FLOOR 2: 441 sq.ft
TOTAL: 1086 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters offices in Kirkgate, Otley, proceed towards Pool in Wharfedale along the A659. At the junction by the petrol station, turn right onto Main Street. Then take the second road on the right onto Church Close. As you're passing the church the road branches right onto another part of Church Close. At the T Junction turn right and the property can be found on the left hand side identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	82
England & Wales EU Directive 2002/91/EC		

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