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Wharfe Crescent, Pool In Wharfedale, LS21

£285,000

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A very smartly presented three bedroom end terrace house situated in the highly sought after Pool in Wharfedale village, within a cul de sac location. The accommodation briefly comprises, to the ground floor: an entrance hallway, spacious and light living room and a well-equipped dining kitchen; and to the first floor: there are three bedrooms and a modern house bathroom. Externally, there is a low maintenance garden to the front of the house with off street parking and a low maintenance with a hardscaped seating area and a spacious shed with power and lighting. This is a property not to be missed and an early viewing is recommended.

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.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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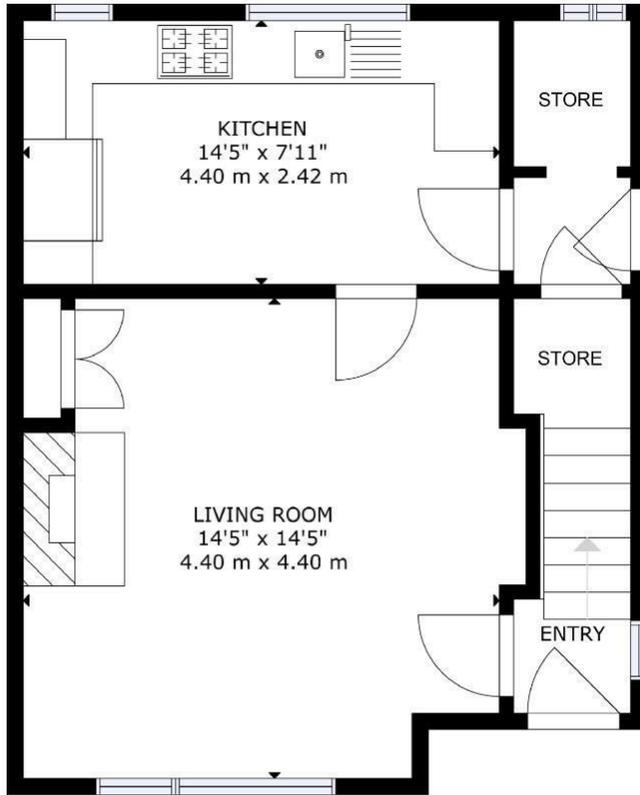


KEY FEATURES

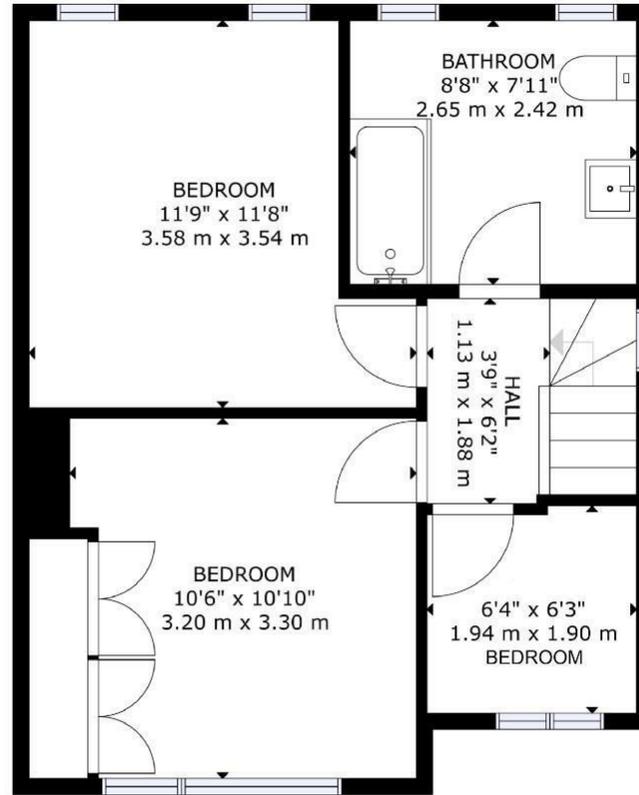
- THREE BEDROOM END TERRACE PROPERTY
- CONTEMPORARY FINISH THROUGHOUT
 - OFF STREET PARKING
- GENEROUS SUNNY REAR GARDEN WITH SHED
- SCOPE FOR FURTHER DEVELOPMENT (subject to planning)
- FRONT AND REAR GARDENS CLOSE TO VILLAGE AMENITIES
 - KITCHEN DINER
 - EPC RATING D







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 407 sq.ft, 38 m²; FLOOR 2: 407 sq.ft, 38 m²
 TOTAL: 814 sq.ft, 76 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley & Ilkley offices on Kirkgate, proceed towards Pool in Wharfedale along the A659. At the junction by the petrol station, turn right onto Main Street and then turn left into Mill Lane, just before the post office/general store. Wharfe Crescent is the second turning on the left and the property can be found on the left hand side, identified by our Hunters FOR SALE board.

AGENTS NOTES

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.

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 £30 (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.

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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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