



**HUNTERS®**  
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# Church Close, Pool in Wharfedale, LS21

£295,000



A fantastic opportunity to purchase a beautifully presented three bedroom mid terrace house within the popular village of Pool in Wharfedale. The accommodation in brief comprises, to the ground floor, a useful entrance porchway, a spacious kitchen diner and a through living room. To the first floor, there are two double bedrooms, a single bedroom and bathroom. To the front of the property there is off street parking for a couple of cars and to the rear is a generous enclosed garden.

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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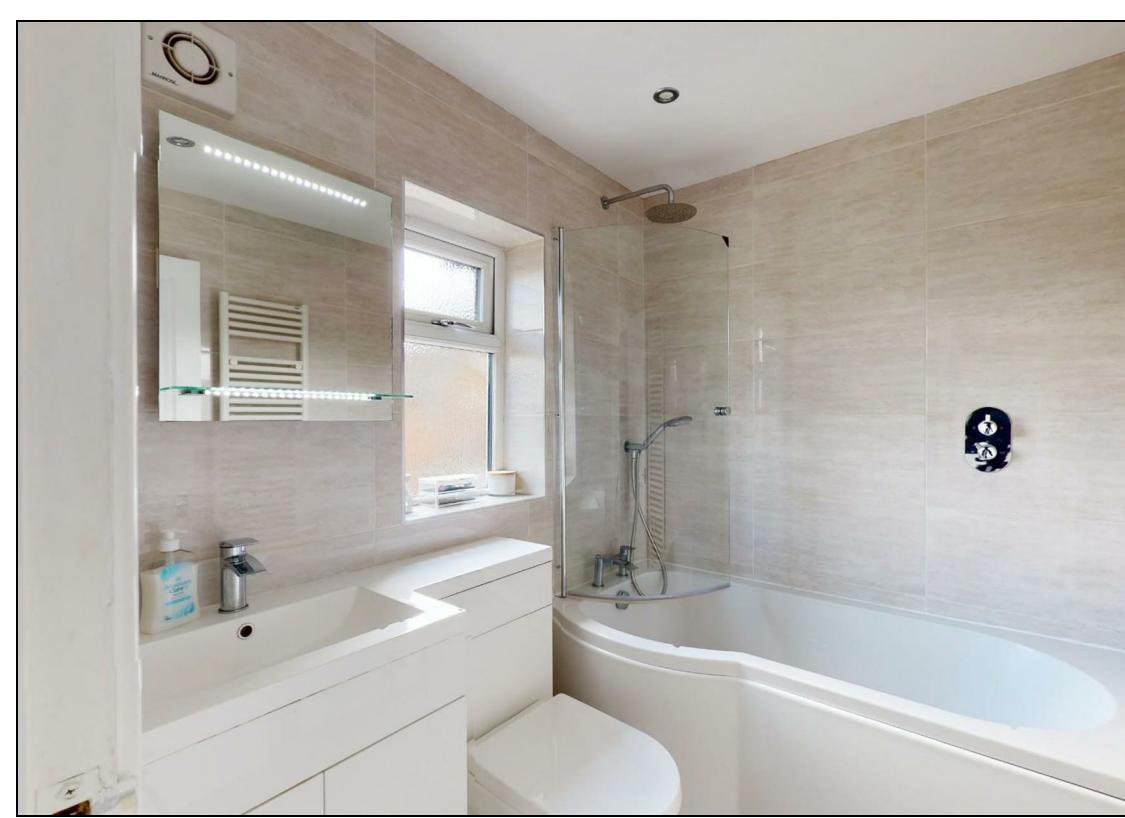
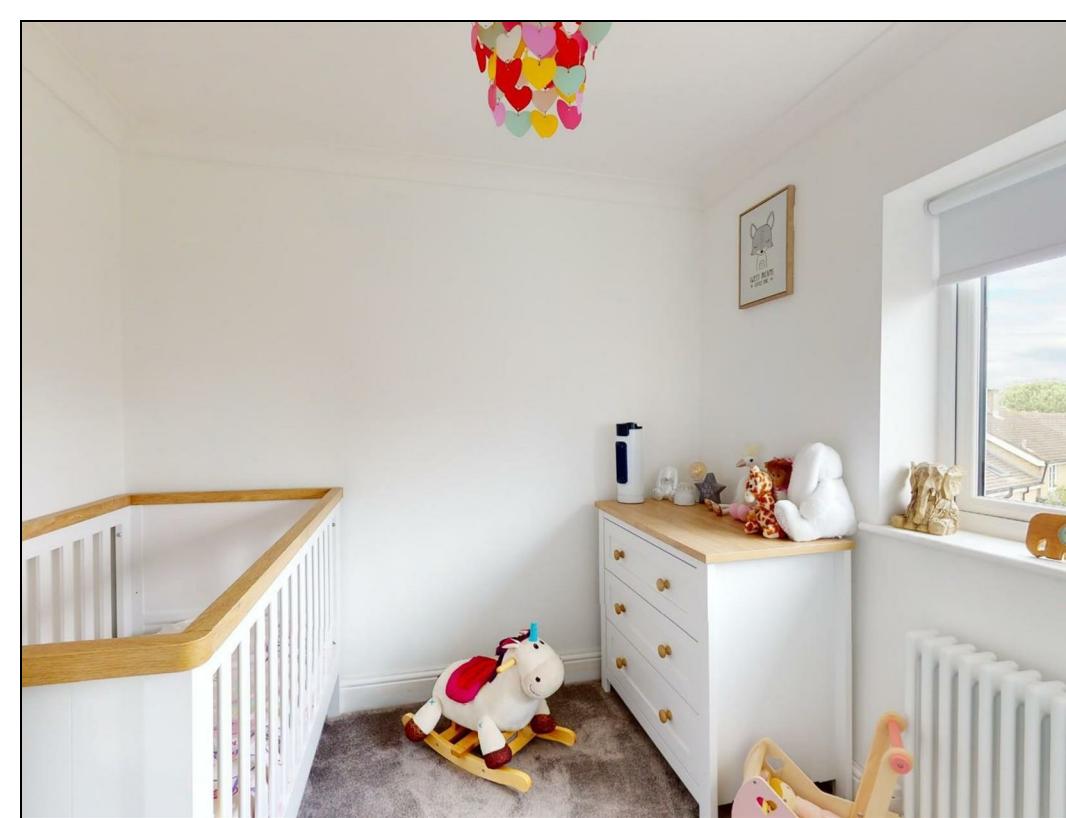


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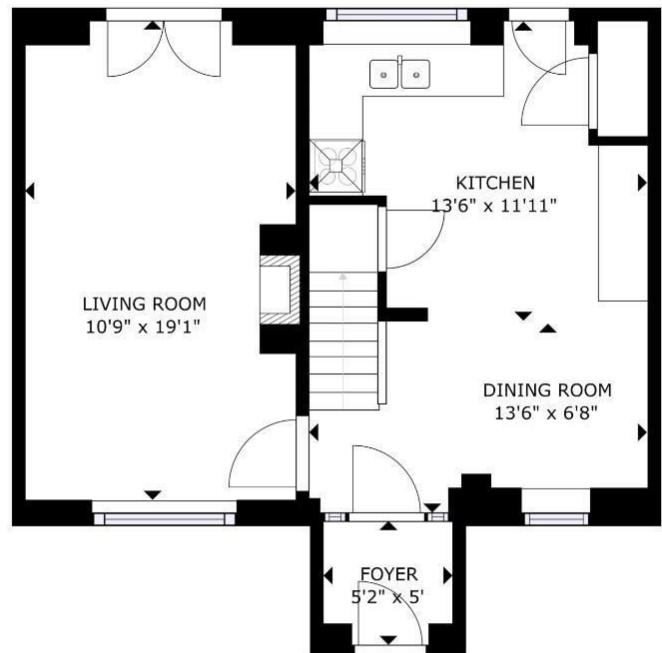
## KEY FEATURES

- THREE BED MID TERRACE
- KITCHEN DINER
- WELL PRESENTED THROUGHOUT
- GENEROUS REAR GARDEN
- OFF STREET PARKING
- POPULAR VILLAGE LOCATION
- EPC RATING C

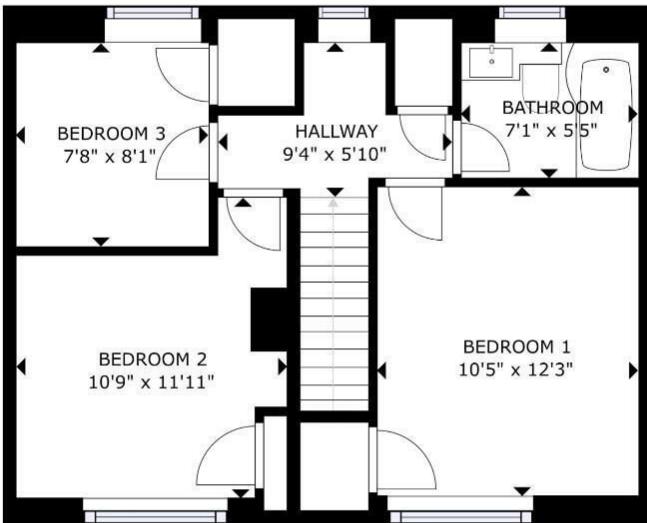








FLOOR 1



FLOOR 2

 **Matterport**

GROSS INTERNAL AREA  
FLOOR 1: 512 sq ft, FLOOR 2: 483 sq ft  
TOTAL: 995 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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## 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 left and right. Please branch left onto Church Close and the property can be found on the left, identifiable 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.



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