



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Church Close , Otley, LS21

£250,000



A fantastic opportunity to buy this spacious three bedroom end of terrace property in the much sought after village of Pool in Wharfedale, The property would now benefit from some modernisation and there is further scope to extend (subject to planning). The accommodation briefly comprises, to the ground floor, a entrance hallway, a good size through lounge and an open plan kitchen / diner with French doors leading to the rear garden. To the first floor there are two double bedrooms, a generous single and house bathroom. Externally the property benefits from having a driveway providing ample off street parking, a good size front garden and a further garden to the rear. This property comes to market chain free 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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#### ACCOMMODATION

The property has UPVC sealed unit double glazing and gas fired central heating throughout.

#### ENTRANCE HALLWAY

5'11" x 7'3"

UPVC double glazed door with opaque glass panel including a decorative leaded glass effect and matching full height windows to either side. Parkay flooring and radiator.

#### LIVING ROOM

10'7" x 17'11"

Through room with UPVC double glazed windows to the front and rear aspects, Gas fire set onto a granite hearth, two radiators

#### KITCHEN / DINER

6'11" x 17'11" & 8'2" x 10'4"

UPVC opaque window to the front aspect. The kitchen area has a range of base and wall units with complimentary laminate worksurfaces and tiled splashback. An under counter electric fan oven with an electric four ring hob above, a extractor hood, stainless steel sink with drainer and mixer tap. There is space for a washing machine and dryer and there is a wall mounted boiler. The dining area has UPVC French doors to the rear garden, there is a useful storage cupboard and a radiator.

#### FIRST FLOOR

#### LANDING

9'11" x 6'2"

UPVC double glazed opaque window to the rear aspect, loft hatch and a radiator.

#### BEDROOM

10'2" x 12'0"

UPVC double glazed windows to the front and side aspects, with the side window being opaque. Full height built in wardrobes to one wall and a further two useful storage spaces, radiator.

#### BEDROOM

12'3" x 11'6"

UPVC double glazed window to the front aspect, radiator.

#### BEDROOM

7'3" x 7'11"

UPVC double glazed window to the rear aspect, Full height storage cupboard, radiator

#### BATHROOM

9'8" x 5'5"

Two UPVC double glazed windows to the rear aspect, Curved glass corner shower cubicle with sliding glass doors and electric shower, pedestal washbasin with vanity unit underneath and low level WC. The bathroom is half tiled apart from where the shower is where it has full height tiling. Extractor fan and radiator.

#### OUTSIDE

To the front of the property is a pleasant sunny garden with established planting and borders. There is a driveway for several vehicles which continues down the side of the property. To the rear of the property is a garden with lawn and paved patio seating area.

#### 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 right hand side identified by our Hunters For Sale board.

#### VIEWING ARRANGEMENTS

By Appointment With: Hunters Tel: 01943 660002

#### OPENING HOURS:

Mon - Fri: 9:00- 17:30

Sat: 9:30 - 14:30 Sunday viewings by appointment

#### 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.

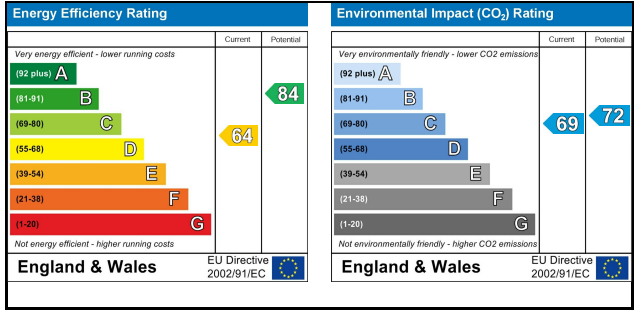
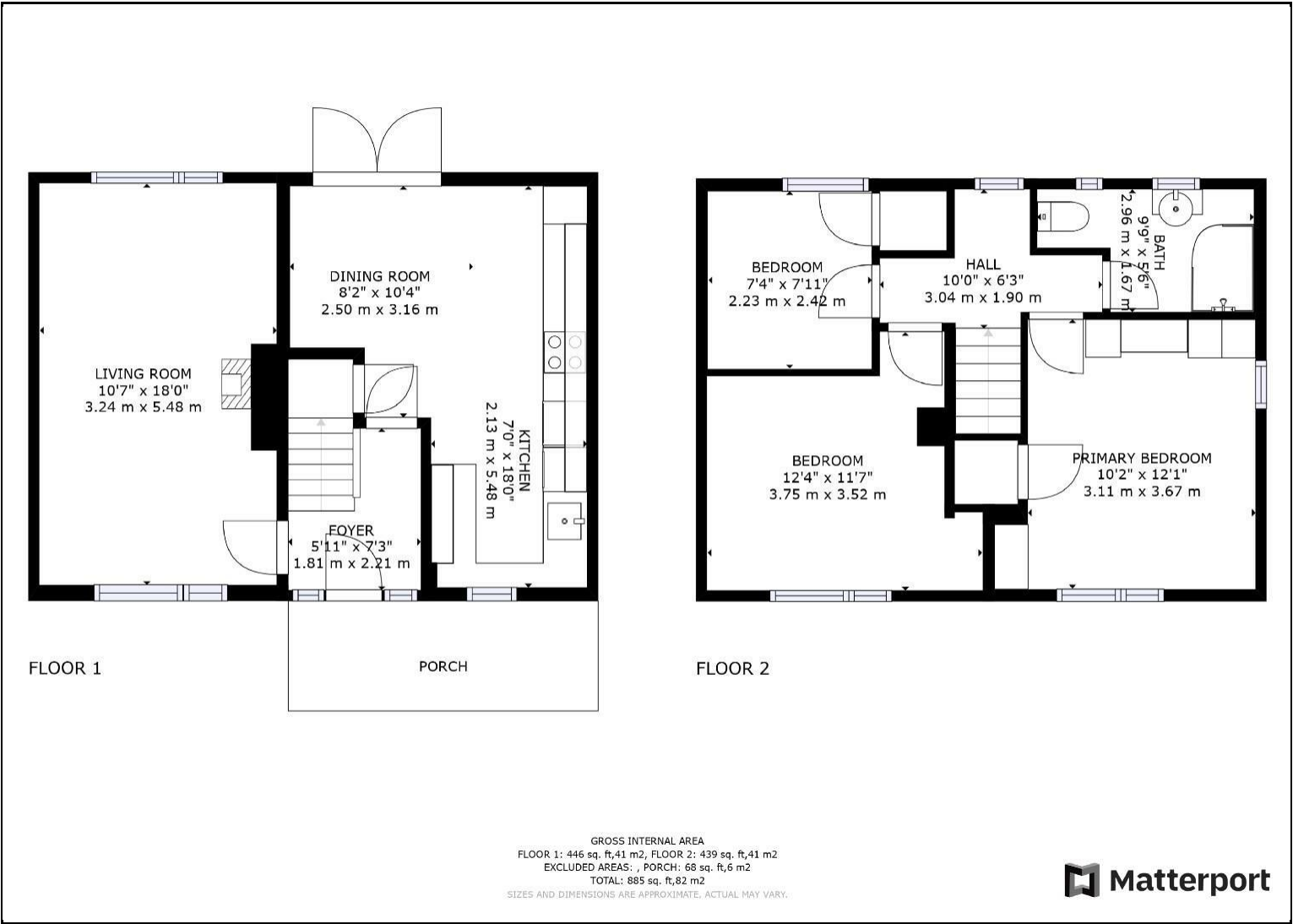


## KEY FEATURES

- THREE BEDROOM END OF TERRACE
- OPEN PLAN KITCHEN / DINER
- FURTHER DEVELOPMENT POTENTIAL
- SOUGHT AFTER LOCATION
- AMPLE OFF STREET PARKING
- THROUGH LOUNGE
- GOOD SIZE GARDENS
- NO ONWARD CHAIN
- EPC RATING D
- COUNCIL TAX BAND B







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