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HERE TO GET *you* THERE

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Acorn Way, Pool In Wharfedale, LS21

£270,000

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A beautifully presented detached property offering a rare combination of privacy, space and versatility. Positioned above three garages - two of which are held on a long term leases and the third comes as part of the sale and has been altered to enable it to be used as a versatile living space with a utility area. The doorway to the property leads into a small hallway with stairs leading up to the main living area. The living room is a good size with lovely full length windows and Juliet balcony overlooking the garden, in addition there are two double bedrooms and a recently renovated kitchen and bathroom that have been finished to a high standard. Outside, there is parking to the front of the property and a very generous enclosed garden to the rear.

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.

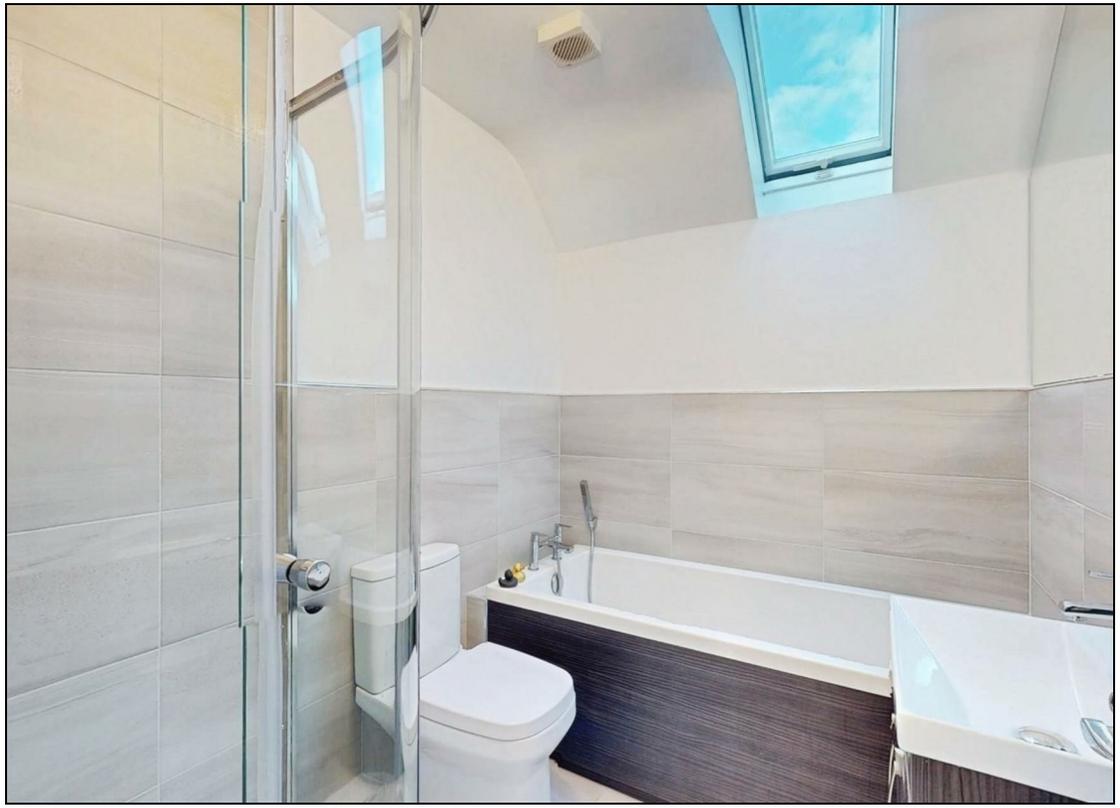
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

- TWO BEDROOM DETACHED PROPERTY
- CONTEMPORARY KITCHEN AND BATHROOM
 - HIGH QUALITY FINISH THROUGHOUT
- OPEN PLAN DINING / LIVING ROOM WITH JULIET BALCONY
 - TWO DOUBLE BEDROOMS
- VERSATILE GROUND FLOOR ROOM AND UTILITY AREA
 - DRIVEWAY PARKING
 - NO ONWARDS CHAIN
 - EPC RATING C







DIRECTIONS

Leaving Otley on Pool Road towards Pool in Wharfedale, proceed until you reach the Shell petrol station and then turn right onto A658. Once you reach the roundabout take the second exit and continue on A658. Turn left onto Swallow Drive and then turn right onto Acorn Way. The property can then be found on the left hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band B, Leeds City Council

Two of the garages underneath the primary accommodation have a 999 year lease and are let out to nearby residents on a peppercorn rent.

ADDITIONAL SERVICES

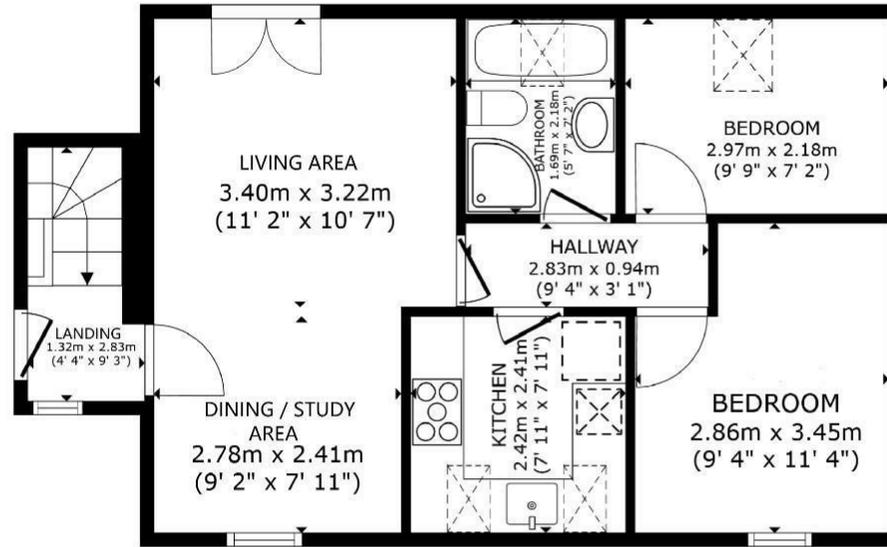
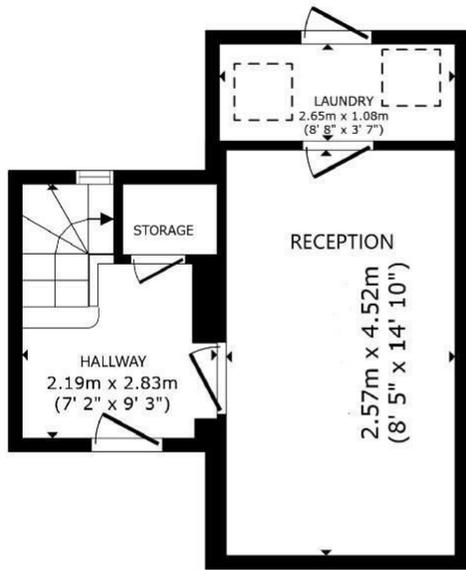
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

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.

DISCLAIMER

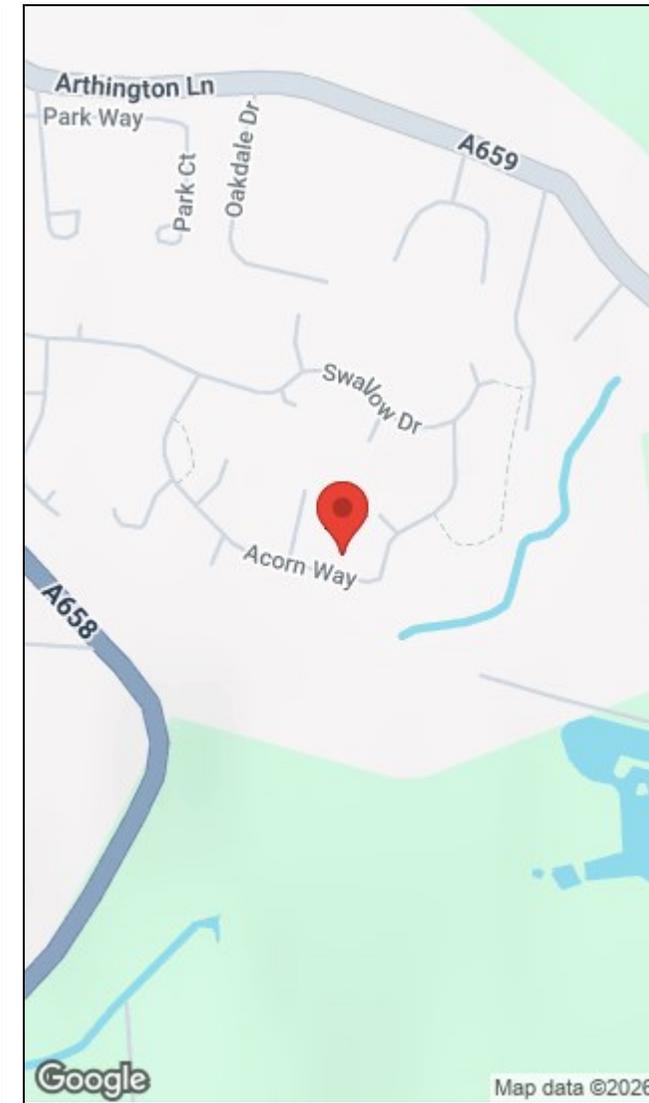
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 21.3 m² (229 sq.ft.) FLOOR 2 51.4 m² (553 sq.ft.)
 TOTAL : 72.7 m² (782 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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