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# Acorn Way, Pool In Wharfedale, LS21

£270,000



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.

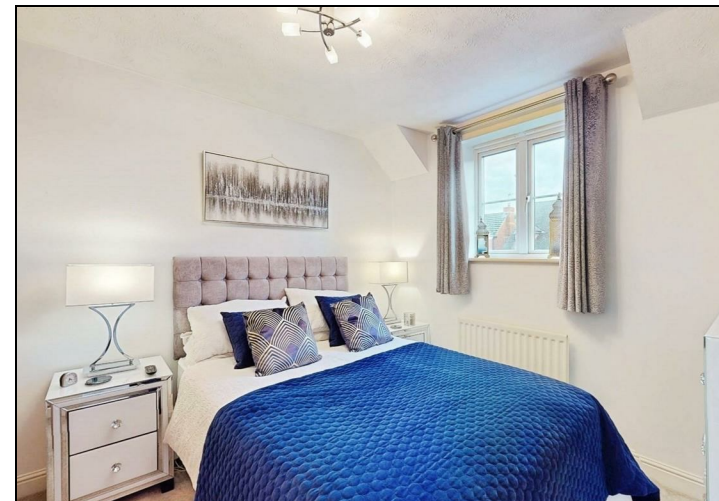
Pool-in-Wharfedale is a charming little village known for its character and community spirit. Located along the River Wharfe the area is renowned for its scenery, countryside walks, cycling and inclusive sports opportunities. From grassroots football for both girls and boys, an excellent cricket and 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 Golocal 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.

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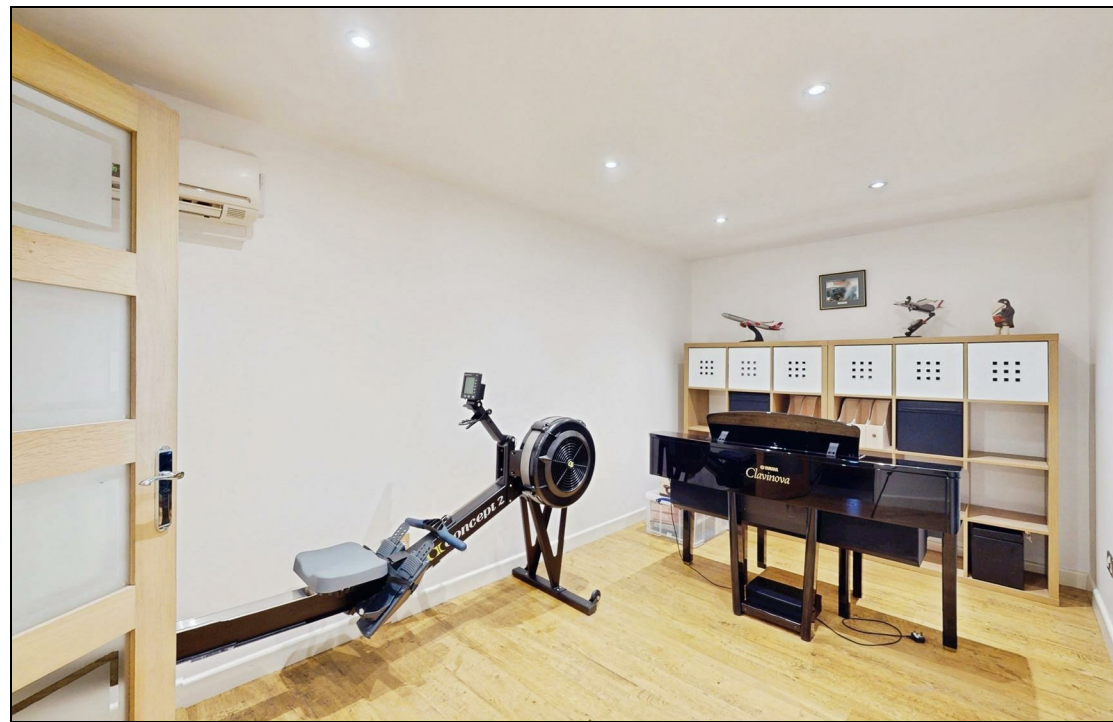


## KEY FEATURES

- 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

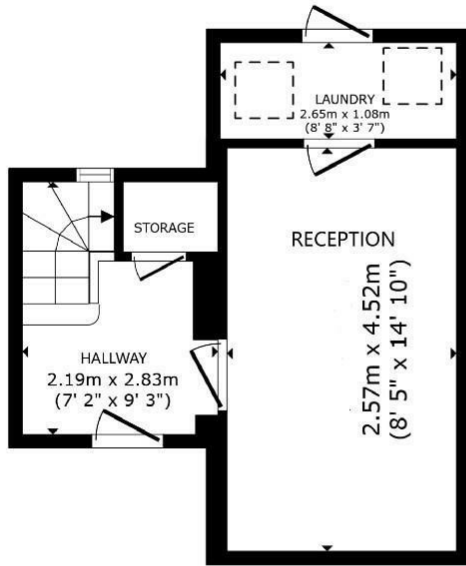
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage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

## ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

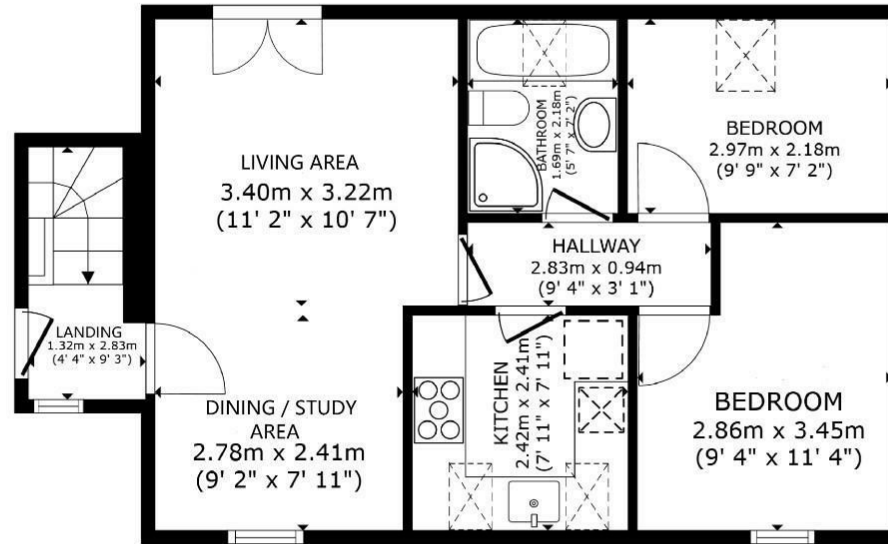
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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.

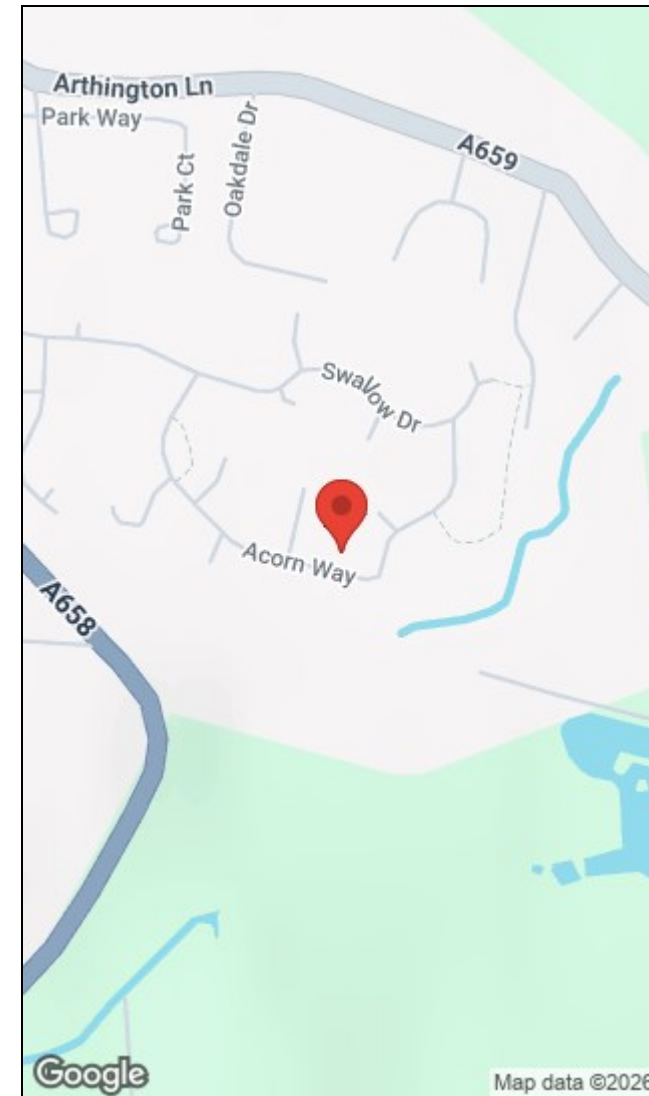


FLOOR 1



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
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		
	71	76
England & Wales EU Directive 2002/91/EC		

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