



## Pool Bank Close, Pool in Wharfedale, Otley, LS21 1HY

- NO ONWARD CHAIN
- Attractive stone-fronted detached family home in a quiet cul-de-sac setting
- Conservatory overlooking the garden for year-round enjoyment
- Double-width resurfaced driveway with parking for up to two vehicles
- Conveniently located close to local shops, amenities, and services
- Spacious layout with four potentially five bedrooms
- Bright and airy breakfast kitchen with integrated modern appliances
- Integral double garage offering secure parking and extra storage
- Private enclosed south-facing corner garden perfect for families and pets
- Council Tax Band F



**Guide Price £650,000**

# Pool Bank Close, Pool in Wharfedale, Otley, LS21 1HY

## DESCRIPTION

- NO CHAIN - Situated in the charming cul-de-sac of Pool Bank Close, this attractively presented stone fronted detached family house offers a perfect blend of comfort and style. With four potentially five bedrooms, this spacious home is ideal for families seeking room to grow. The property boasts two well-appointed bathrooms and a downstairs WC, ensuring convenience for all residents.

Upon entering, you are welcomed by a spacious hallway, leading to a bright and airy breakfast kitchen, complete with modern appliances, perfect for family meals and entertaining guests. The two reception rooms provide ample space for relaxation and social gatherings, while the conservatory adds a delightful touch, allowing you to enjoy the garden views throughout the year.

The property features an integral double garage, providing secure parking and additional storage, alongside a double width re-surfaced driveway that accommodates up to two vehicles. This is a rare find in such a sought-after location.

The corner garden is a true highlight, being both private and south-facing to the rear, making it an ideal spot for outdoor activities or simply enjoying the sunshine. The garden is enclosed, offering a safe space for children and pets to play.

Situated close to local amenities, this home is perfect for those who appreciate the convenience of nearby shops and services while enjoying the tranquillity of a residential area.



EPC  
Energy rating D  
This property produces 6.0 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: F





Total floor area 176.3 sq.m. (1,898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

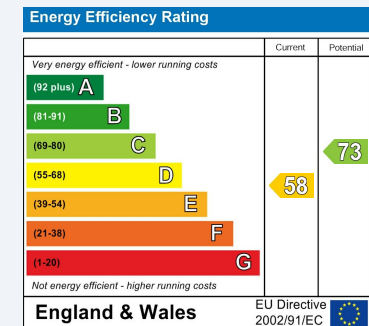
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

