



HUNTERS
FOR SALE
01943 660002

HUNTERS[®]
HERE TO GET *you* THERE

4 2 3 C

Chapel Hill Road, Pool in Wharfedale, LS21

£385,000

HUNTERS[®]
HERE TO GET *you* THERE

A fantastic opportunity to buy this contemporary town house with spectacular views. Offering four bedroom accommodation arranged over three floors, with stunning uninterrupted countryside views to the rear. The property is well presented throughout, with a double bedroom/garden room, cloakroom and garage on the ground floor. There is an open plan breakfast kitchen, dining room and living room on the first floor. On the second floor is the master bedroom with an en suite, two further double bedrooms and a family bathroom. The property comes to the market CHAIN FREE.

Pool In Wharfedale is a desirable village, with pubs, church, and additional village amenities available locally with further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley. Leeds Bradford Airport is a short drive away and there is also a regular bus service as well as the nearby Weeton railway station. The towns of Leeds and Harrogate are within easy reach and the property is ideally located for access to the A1/M1.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

ACCOMMODATION

The property benefits from having UPVC double glazed windows throughout, gas fired central heating throughout. Timber framed front entrance door leads to:

GROUND FLOOR

HALLWAY

Having radiator, telephone point, smoke detector, inset spotlights.

GARAGE

18'10" x 8'6"

Having electricity, sink, outdoor tap.

BEDROOM FOUR/GARDEN ROOM

16'9" x 13'11"

Having french double doors leading to the enclosed rear garden, windows to the rear elevation, two radiators, TV point, telephone point.

W/C

Low level WC, pedestal wash hand basin, radiator.

FIRST FLOOR

LANDING

Having smoke detector.

KITCHEN AREA

16'9" x 7'0"

Having windows to the front elevation, radiator, a range of wall and base units with complementary work surfaces, one and a half sink with drainer, five ring gas hob with extractor over, electric oven, integral fridge/freezer, integral dishwasher, integral wine fridge, inset spotlights, breakfast bar. Leading to:

DINING AREA

10'10" x 8'5"

Having radiator.

LIVING AREA

16'9" x 13'11"

Having windows to the rear elevation, radiator, TV point, integral satellites, telephone point.

SECOND FLOOR

LANDING.

Having smoke detector.

MASTER BEDROOM

14'9" x 13'11"

Having Juliet balcony to the rear of the property, radiator, integral wardrobe, TV point, telephone point.

EN SUITE

Having low level WC, pedestal wash hand basin, shower cubicle with thermostatic shower, radiator, extractor, inset spotlights.

BEDROOM TWO

11'2" x 8'6"

Having window to the front elevation, radiator, TV point.

BEDROOM THREE

7'10" x 7'7"

Having window to the front elevation, radiator, telephone point, integral wardrobe.

BATHROOM

Being part tiled, having low level WC, pedestal wash hand basin, panelled bath with thermostatic shower over, shaver point, radiator, extractor, inset spotlights.

STORAGE CUPBOARD

Housing boiler.

OUTSIDE

Having low maintenance enclosed rear garden, off road parking space to the front of the property.

DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Pool In Wharfedale along Pool Road (A659). At the junction by the petrol station, turn right onto Main Street. Proceed along Main Street until you get to the mini roundabout (The White Hart is on your left), taking the second exit right onto A658. Turn right into Old Pool Bank then take the second right turning into Chapel Hill Road. The property can be found on the left hand side, identifiable by our Hunters For Sale board.

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.

PROPERTY BLOG

The place where Landlords and home owners can find useful information, advice, insights, resources and inspiration for owning, renting out, buying and selling a property in the Wharfe Valley, covering Ilkley, Addingham, Ben Rhydding, Burley-in-Wharfedale, Menston, Otley and Pool-in-Wharfedale. For your latest property news please go to www.wharfevalleypropertyblog.co.uk

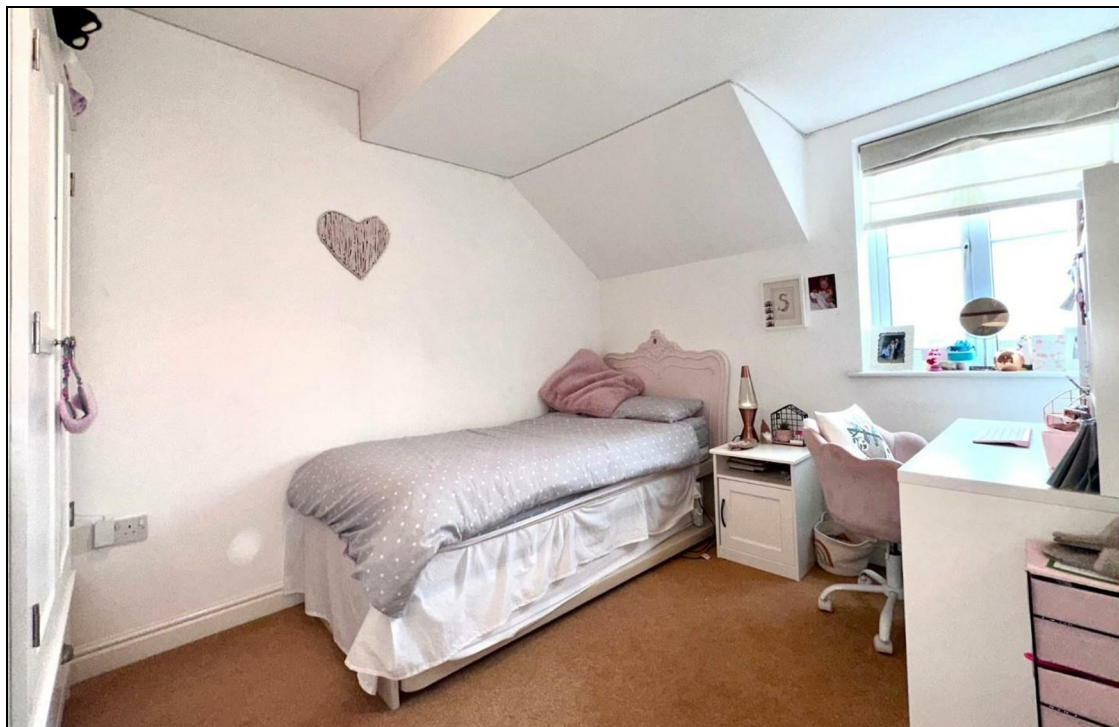
INVESTMENT * LETTINGS * MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.

KEY FEATURES

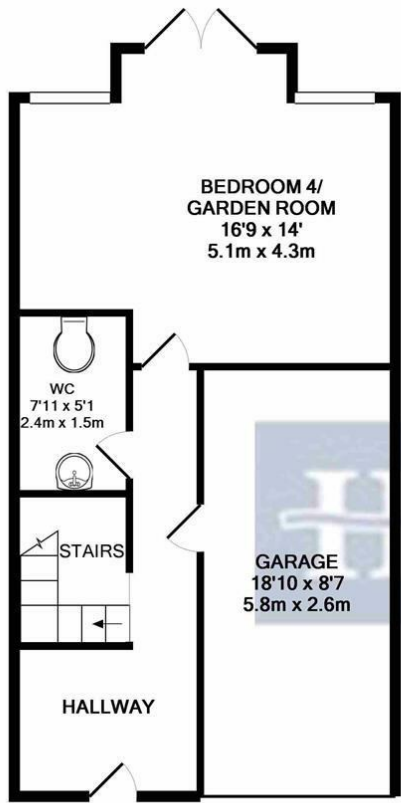
- 4 BEDROOMS
- TOWNHOUSE
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- FAR REACHING VIEWS
- EPC RATING C
- CHAIN FREE



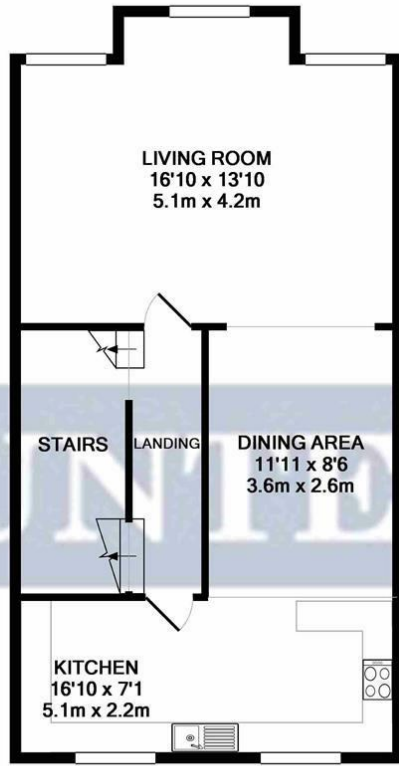




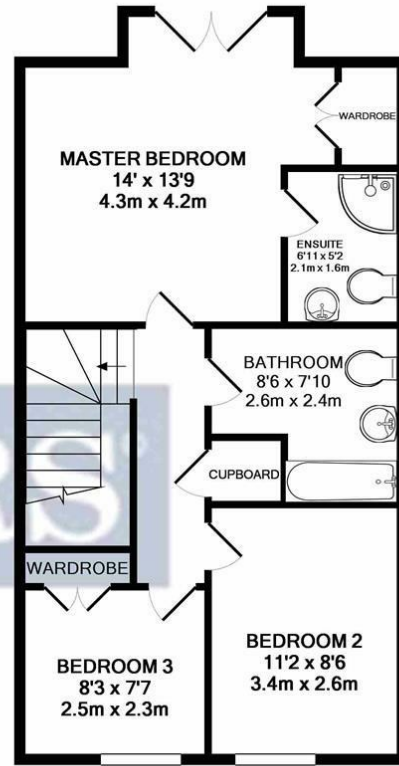




GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)



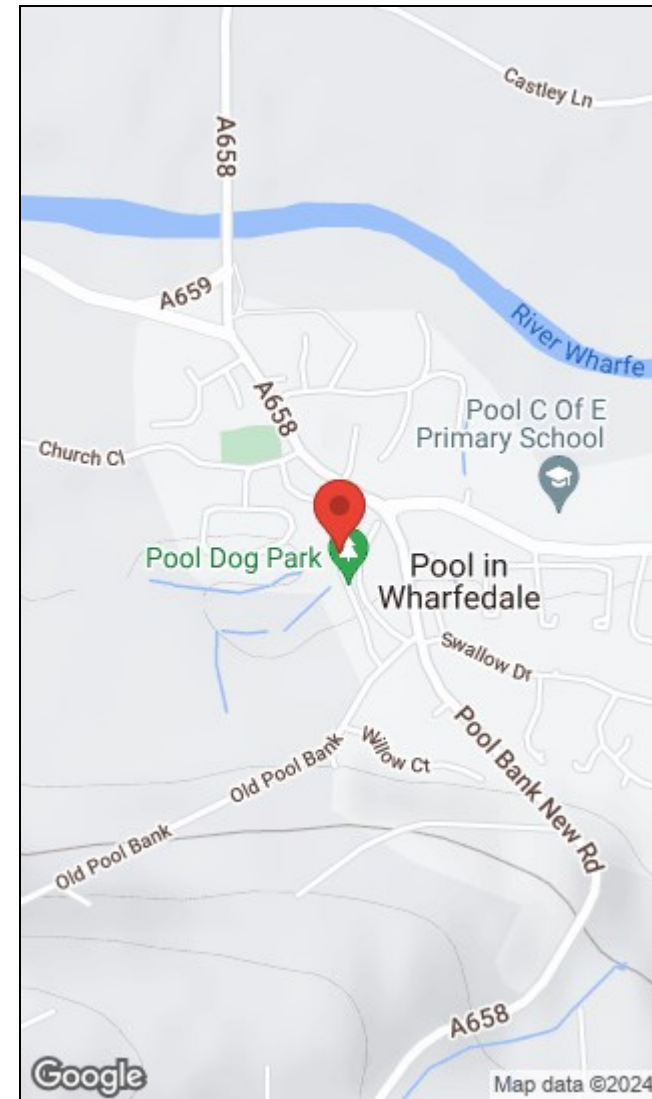
1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1593 SQ.FT. (148.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

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

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