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Wildrose Cottage, Manor Gardens, Pool in Wharfedale, LS21 £395,000



Located within the heart of Pool in Wharfedale and substantially extended by the current owners, this property has to be seen to be truly appreciated. In brief, on the ground floor, there is an entrance hallway, an open plan dining/living room with bi-fold doors to the garden, study, WC and integral garage. To the first floor, there are three double bedrooms including the main bedroom with an en suite and the house bathroom. Outside, there is attractive lawned garden to the rear and driveway parking for one vehicle to the front.

Located in the heart of Pool in Wharfedale with easy access to the post office, village 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.

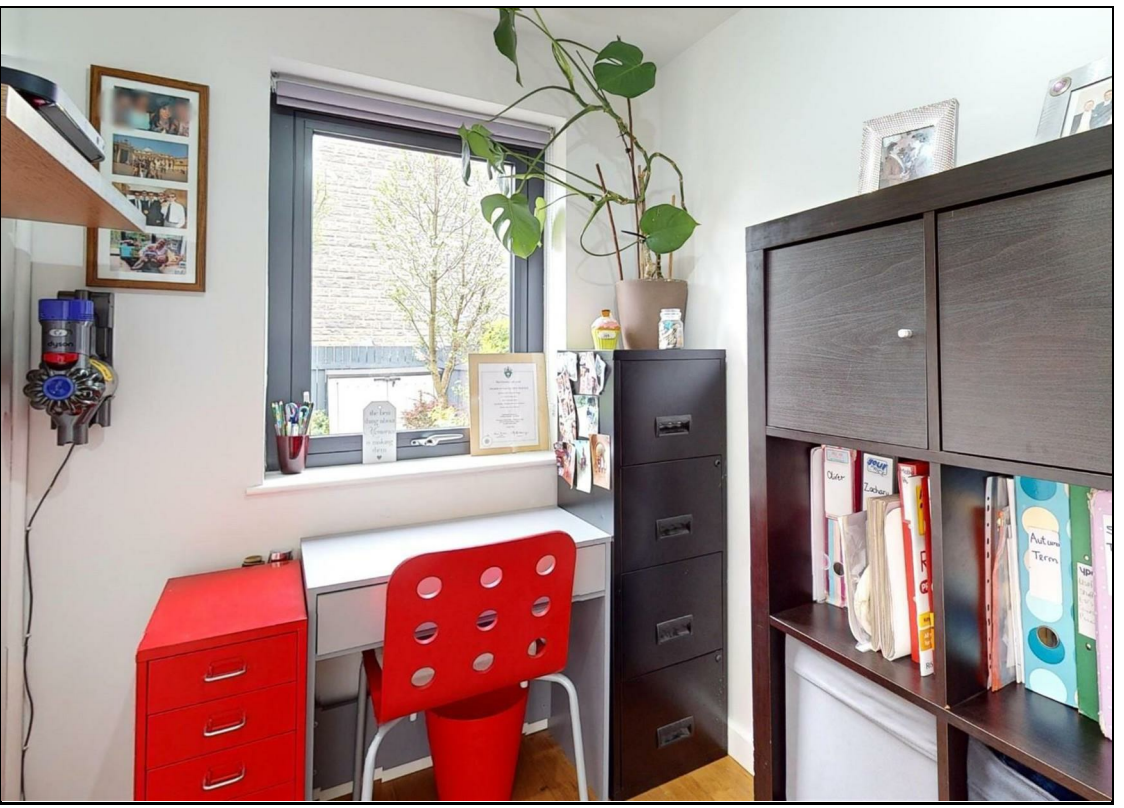
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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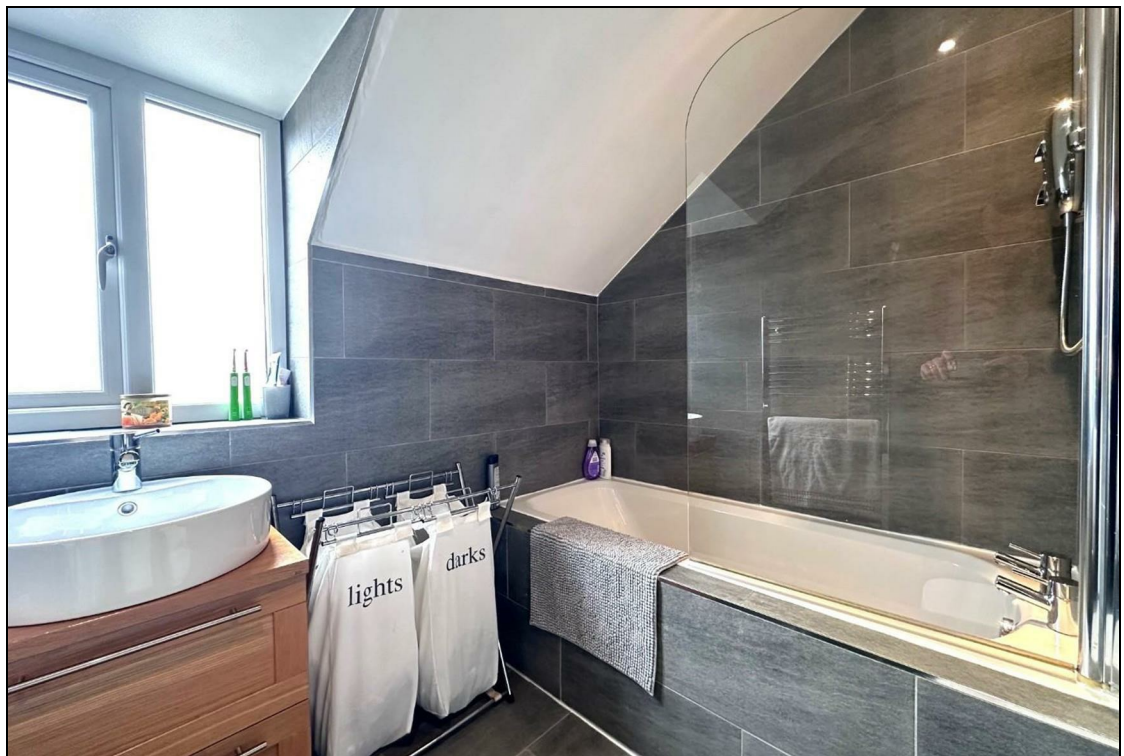


KEY FEATURES

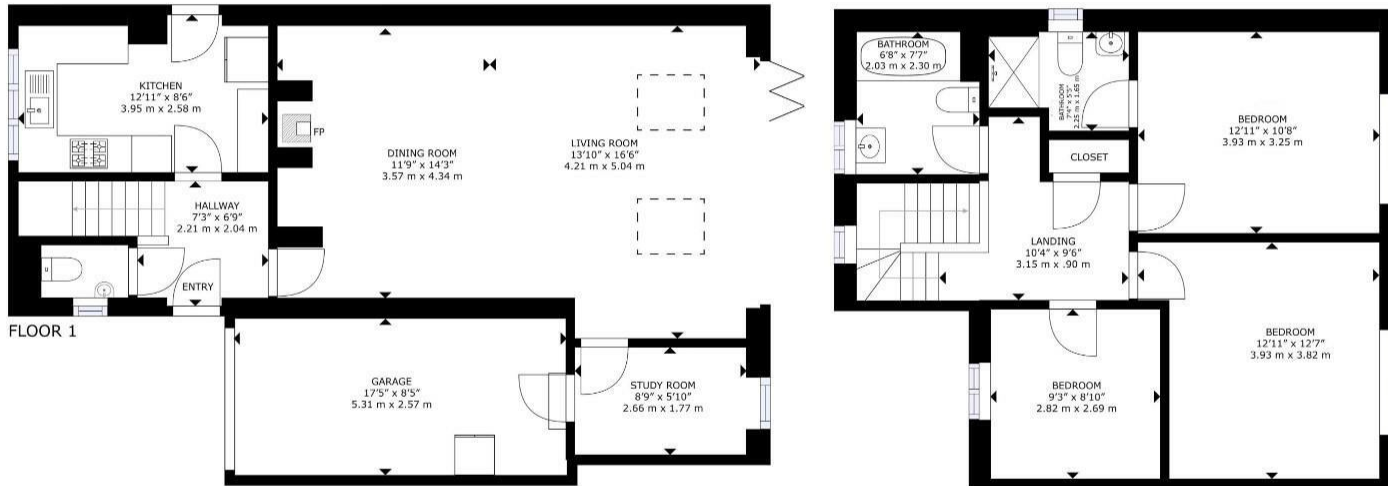
- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- SUBSTANTIAL REAR SINGLE STOREY EXTENSION
- BATHROOM AND EN SUITE
- CENTRAL POOL IN WHARFEDALE LOCATION
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- EPC RATING D











GROSS INTERNAL AREA
 FLOOR 1: 670 sq. ft, 62 m², FLOOR 2: 594 sq. ft, 55 m²
 TOTAL: 1,264 sq. ft, 117 m²
 EXCLUDED AREA: GARAGE: 147 sq. ft, 14 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters Otley offices in Kirkgate, proceed towards Pool in Wharfedale along the A659. At the junction by the petrol station, turn right onto Main Street and then immediately right again into Manor Gardens. The property can be found on the corner of Manor Gardens and The Old Orchard and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band D, 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

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