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HUNTERS[®]

HERE TO GET *you* THERE

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Park Mews, Pool In Wharfedale, LS21

£425,000

HUNTERS[®]
HERE TO GET *you* THERE

A three bedroom link detached house, which is now in need of some modernisation, and located within a popular residential area of Pool in Wharfedale. Occupying a very generous plot, this ideal family home offers spacious accommodation on two levels, briefly comprising, on the ground floor, an entrance hall, well proportioned living room, a conservatory to the garden, a dining room, a kitchen with a door leading into the double garage, downstairs WC and the third bedroom. To the first floor there are two double bedrooms and the bathroom. In front of the garage there is a carport and a driveway for several vehicles. There are generous lawned gardens to the front and rear with planted and well stocked borders. To the side of the property area with some outbuildings. The property comes to market with no onwards chain.

Located in the sought after area of Pool in Wharfedale, having a village pub, chemist and post office/general store, plus an active sports and social club nearby provides tennis, cricket and other activities. Pool Primary School, which is highly regarded, is supported by other schools in neighbouring Otley, Harrogate, Ilkley and Guiseley. Leeds Bradford International Airport is a short drive away and there is a regular bus service to Otley, Harrogate, Leeds and Bradford. The market town of Otley provides a number of shops, supermarkets, schools and other facilities. Weeton and Menston railway stations are within easy reach.

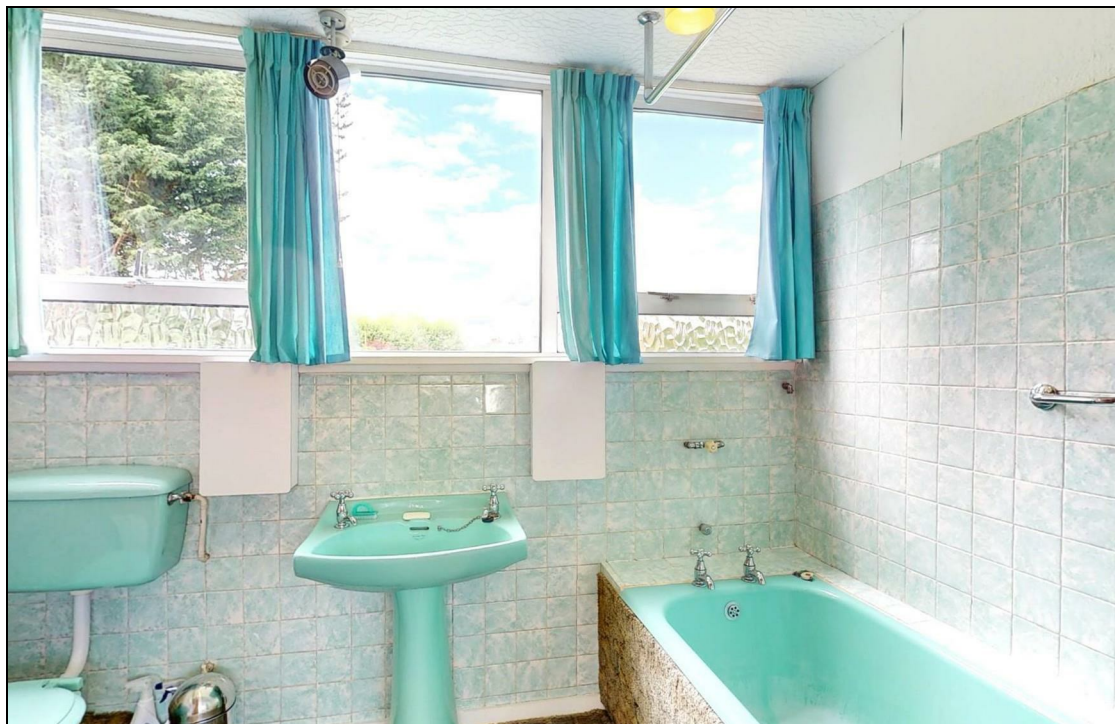
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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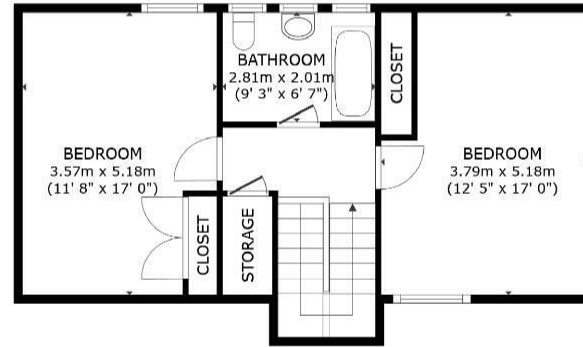
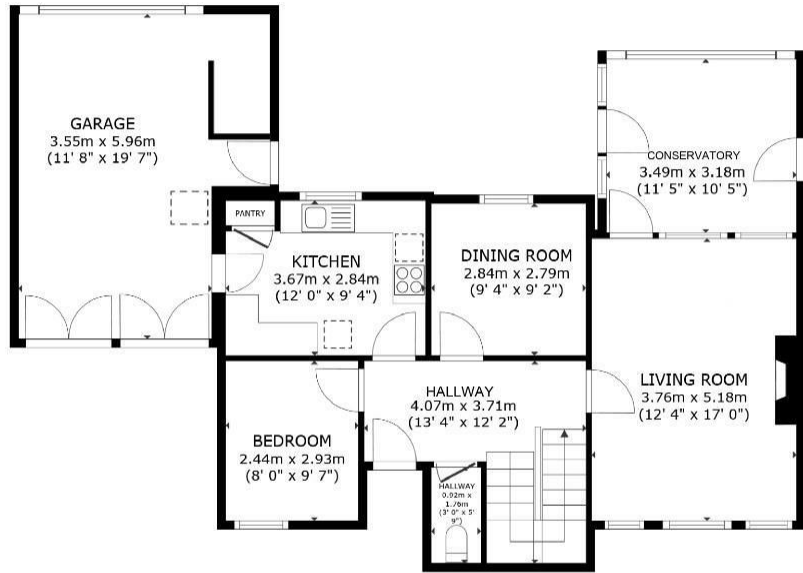
KEY FEATURES

- LINKED DETACHED FAMILY HOME
 - THREE BEDROOMS
 - IN NEED OF MODERNISATION
- DRIVEWAY, CARPORT AND GARAGE
- GENEROUS WEST FACING REAR GARDEN
 - CUL DE SAC LOCATION
 - EPC RATING
 - NO ONWARD CHAIN









GROSS INTERNAL AREA
 FLOOR 1 59.9 sq.m. (645 sq.ft.) FLOOR 2 55.1 sq.m. (593 sq.ft.)
 EXCLUDED AREAS : GARAGE 24.5 sq.m. (264 sq.ft.) PATIO 11.1 sq.m. (119 sq.ft.) PANTRY 0.4 sq.m. (5 sq.ft.)
TOTAL : 115.0 sq.m. (1,238 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 first exit straight ahead onto the Arthington Lane (A659). Take the first right turning onto Park Square, then follow the road around to the right into Park Mews. The property can be found on the right hand side and is identified by our Hunters Otley For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band E, 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC