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The Old Orchard, Pool In Wharfedale, LS21

£347,500

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A beautifully presented three double bedroom mid terrace property in a sought after residential area offering well planned accommodation throughout. On the ground floor there is a stylish kitchen/living/dining room, a utility room, WC, and an integral garage. There is a master bedroom with en suite, two further double bedrooms and a house bathroom on the first floor. Externally, there is a driveway to the front and an enclosed courtyard garden to the rear.

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
otley@hunters.com | www.hunters.com

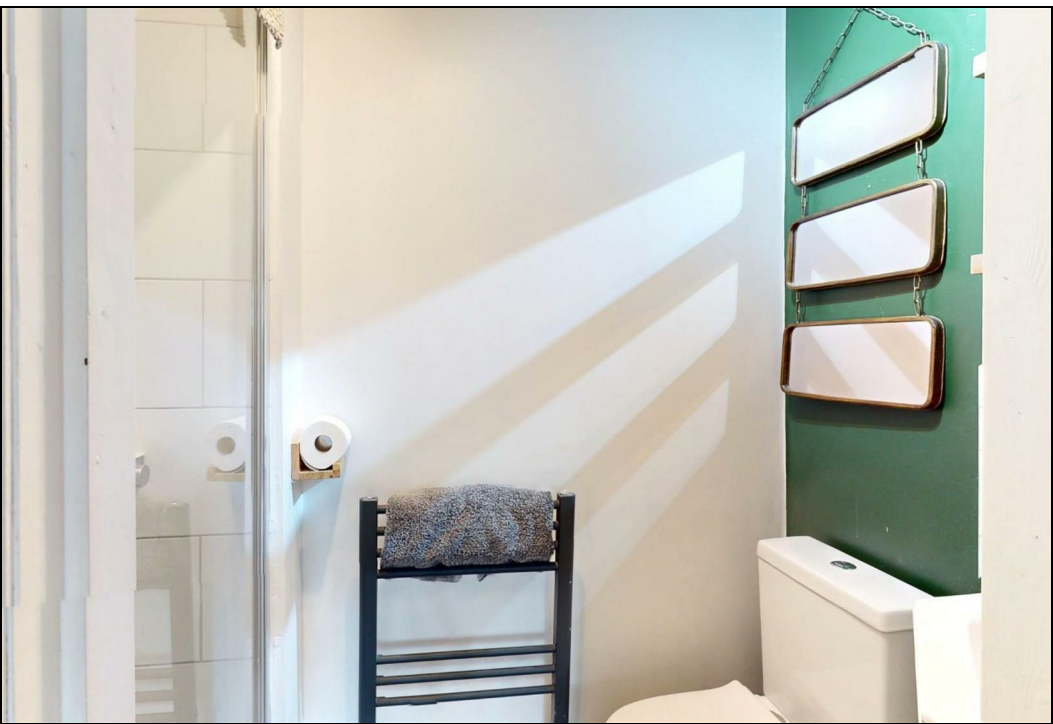


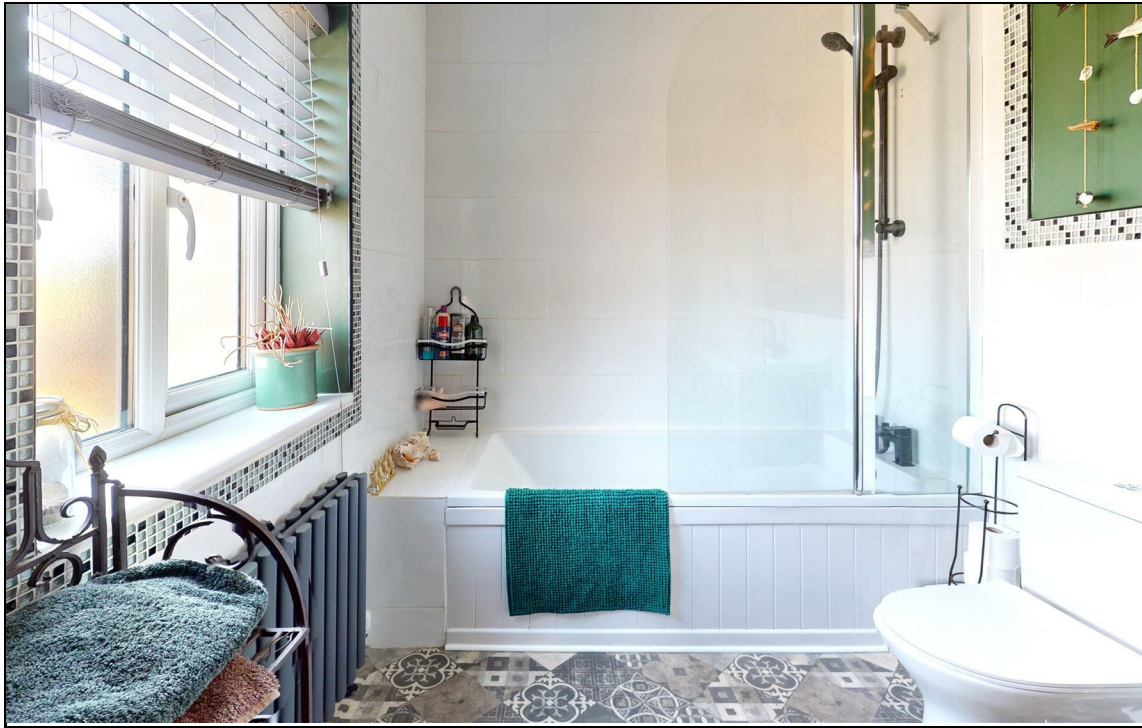
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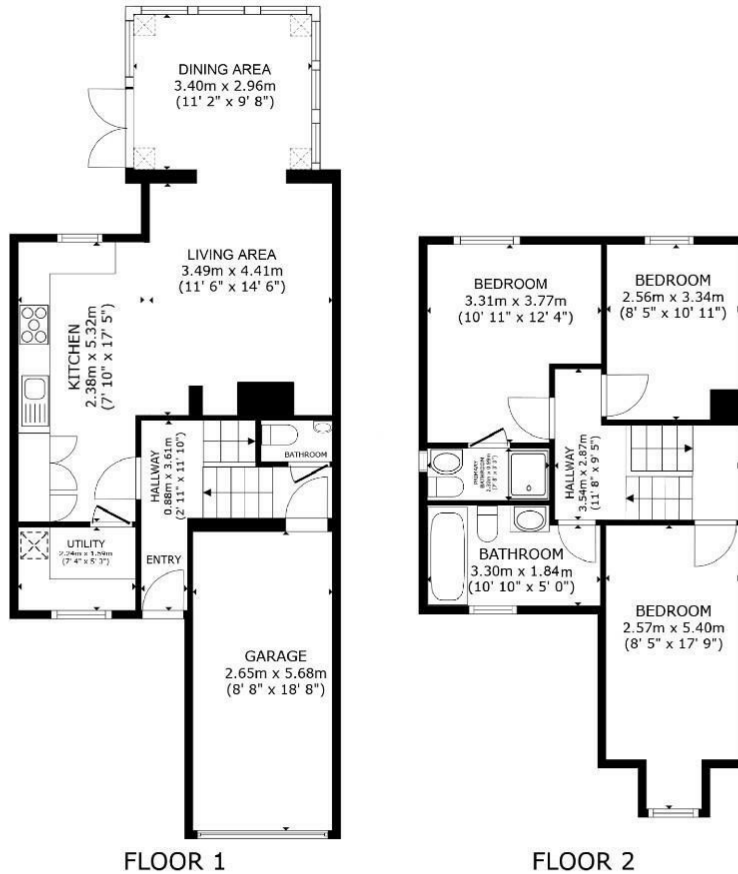
KEY FEATURES

- MID TERRACE PROPERTY
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- HOUSE BATHROOM & EN SUITE
- REAR COURTYARD GARDEN
 - INTEGRAL GARAGE
 - OFF STREET PARKING
- CUL DE SAC LOCATION
- CENTRAL VILLAGE LOCATION
- EPC & FLOORPLAN TO FOLLOW









GROSS INTERNAL AREA
 FLOOR 1 52.6 m² (566 sq.ft.) FLOOR 2 50.5m² (543sq.ft.)
 EXCLUDED AREAS : GARAGE 15.1 m² (162 sq.ft.)
 TOTAL : 103.1m² (1,109 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



DIRECTIONS

From our Hunters offices on Kirkgate, Otley, proceed towards Pool in Wharfedale along the A65. At the junction by the petrol station, turn right onto Main Street and immediately right onto Manor Gardens. The Old Orchard is a cul de sac on the left hand side and the property can be found straight ahead, clearly identified by the Hunters Otley 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.

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 £30 (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.

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

England & Wales