



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Park Mews, Pool In Wharfedale, LS21

Asking Price £500,000

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A smartly presented three bedroom link detached house, having high quality fixtures and fittings throughout, and located within a popular residential area of Pool in Wharfedale. Occupying a generous plot, the property offers spacious accommodation on two levels, briefly comprising, on the ground floor, a welcoming entrance hall, well proportioned dual aspect living room with French doors leading out to the rear garden, a separate dining room again with French doors leading out to the rear garden, downstairs WC and single bedroom which is currently being used as a home office. To the first floor there are two double bedrooms plus a contemporary house bathroom complete with separate walk-in shower cubicle. Externally the property benefits from a low maintenance garden to the front, driveway parking, and wide tandem garage with utility area. Of particular note is the fully enclosed westerly facing rear garden which offers a great deal of privacy and has a raised decked seating area to make the most of the very pleasant surroundings. An early viewing of this truly lovely home is highly recommended.

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.

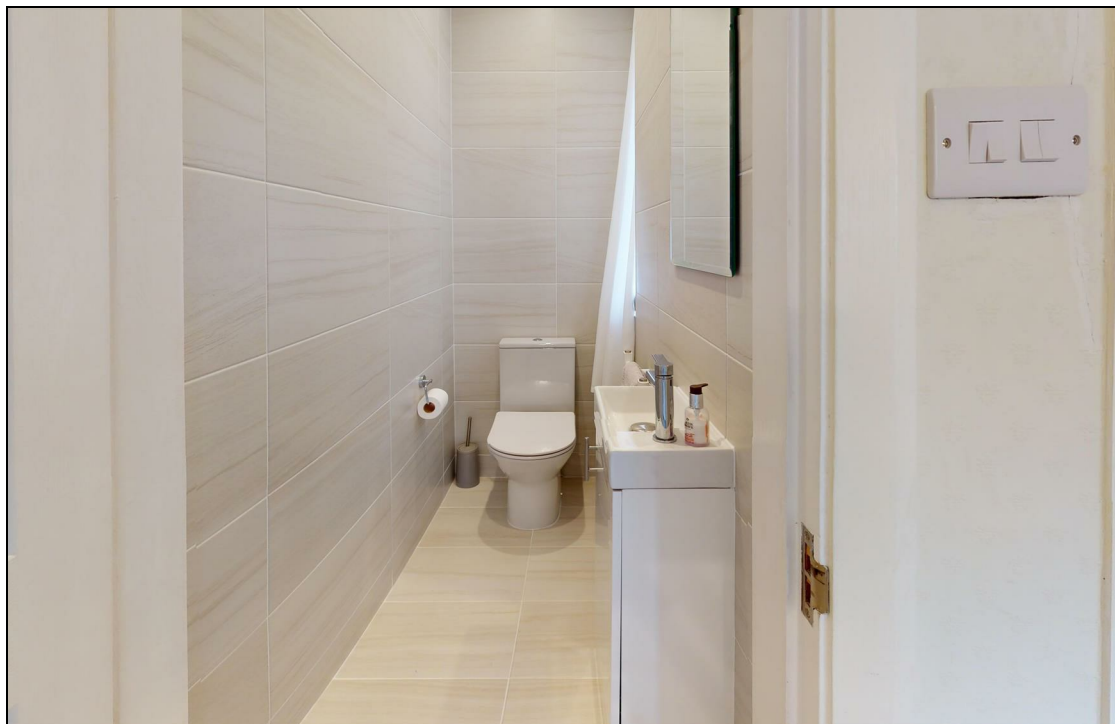
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



## KEY FEATURES

- THREE BEDROOMS
- LINK DETACHED PROPERTY
- CONTEMPORARY PRESENTATION
- LIVING ROOM AND SEPARATE DINING ROOM BOTH WITH FRENCH DOORS OUT TO REAR GARDEN
- DRIVEWAY AND GARAGE
- PRIVATE WEST FACING REAR GARDEN
- CUL DE SAC LOCATION
- EPC RATING D

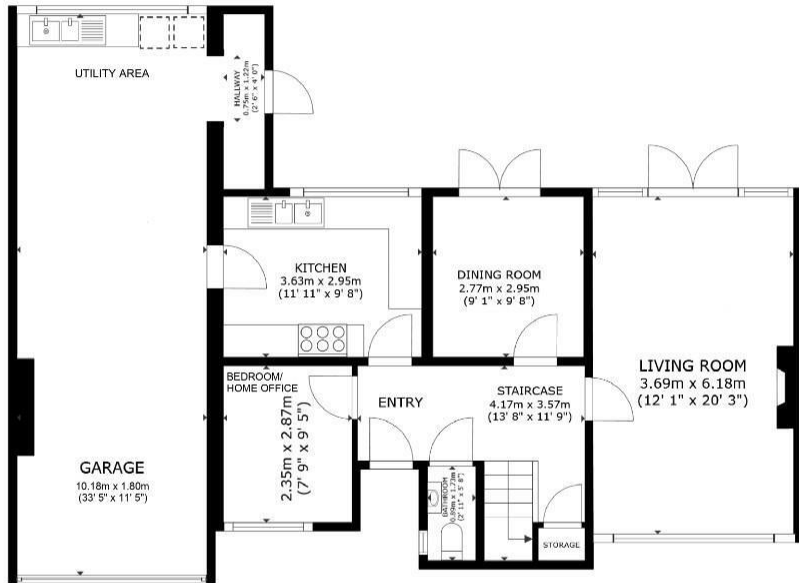




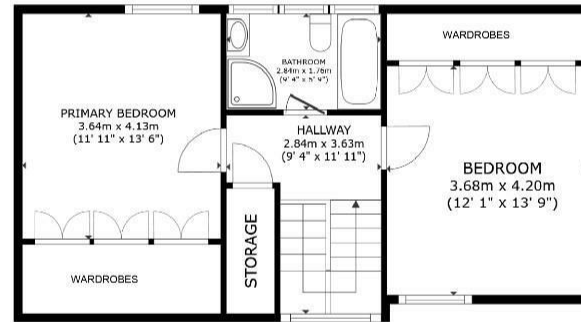








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 90.8 m<sup>2</sup> (978 sq.ft.) FLOOR 2 55.6 m<sup>2</sup> (598 sq.ft.)  
 EXCLUDED AREAS : GARAGE 13.8 m<sup>2</sup> (148 sq.ft.)  
 TOTAL : 146.4 m<sup>2</sup> (1,576 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.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band E, Leeds City Council

**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.

**ADDITIONAL SERVICES**

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.

**DISCLAIMER**

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>62</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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