



HUNTERS®
HERE TO GET *you* THERE

3 2 2 C

Swallow Drive, Pool in Wharfedale, LS21

£315,000



A well presented three bedroom property situated in the desirable neighbourhood of Pool In Wharfedale, close to the village amenities and the highly regarded primary school. The accommodation, in brief, consists of an entrance hallway with useful cloakroom and WVC, a living room to the front of the property and a generous kitchen diner to the rear connecting to the conservatory that looks out over the garden. To the first floor, there are three spacious double bedrooms, including the master bedroom with a modern en suite, as well as a family house bathroom. Outside, as well as the enclosed rear garden, there is a car port to the side of the property and driveway providing off street parking .

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.

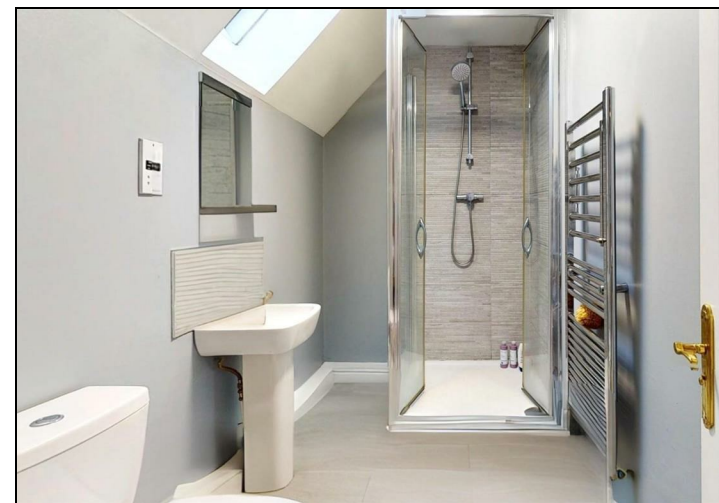
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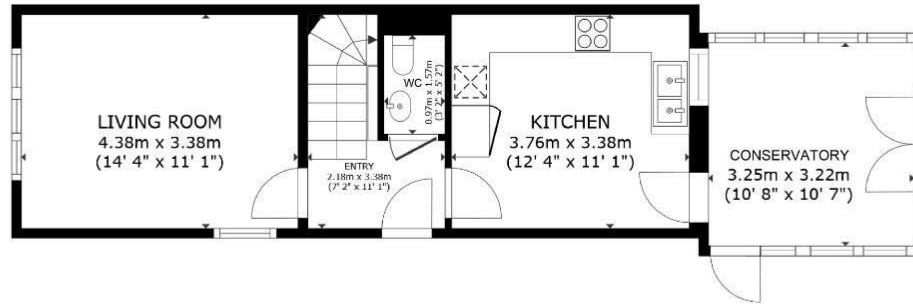
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.

KEY FEATURES

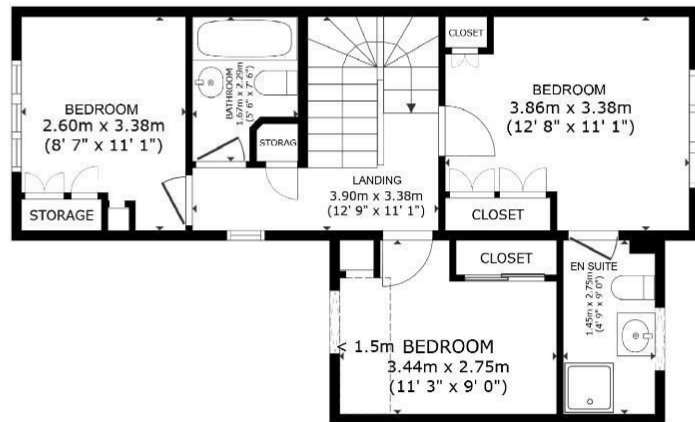
- THREE DOUBLE BEDROOMS
- HOUSE BATHROOM, EN SUITE & DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT
- CONSERVATORY
- DRIVEWAY AND CARPORT
- CLOSE TO LOCAL AMENITIES AND THE PRIMARY SCHOOL
- MUCH SOUGHT AFTER RESIDENTIAL AREA
- EPC RATING C
- NO ONWARDS CHAIN







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 47.1 m² (507 sq.ft.) FLOOR 2 48.5 m² (522 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 1.7 m² (19 sq.ft.)
TOTAL : 95.6 m² (1,029 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 second exit onto the A658. Swallow Drive is the second turning on the left. Proceed along Swallow Drive and the property can be found on the left hand side, identifiable by our Hunters FOR SALE board.

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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

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