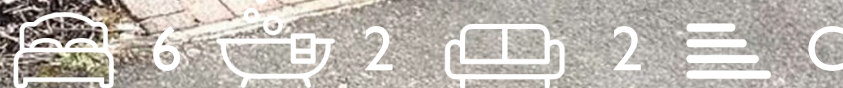




SWALLOW  
CLOSE LS 21

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Swallow Close, Pool In Wharfedale, LS21

£700,000



A fabulous six bedroom detached family home situated close to Pool in Wharfedale amenities. The property offers light and spacious accommodation: on the ground floor, there is a welcoming entrance hall, a generous living room with double doors leading to the dining room, a well equipped kitchen, a downstairs cloakroom and a separate utility room with access to the back garden. This floor also benefits from a home office. On the first floor, the spacious landing allows access to the master bedroom with en suite shower room, an additional two double bedrooms plus a generous single bedroom and a house bathroom. For the growing family, the well designed loft conversion offers a great versatile space having two well proportioned bedrooms, a separate WC with sink and built in storage on the landing. Outside, the house benefits from having a double garage, driveway parking and gardens to the front and rear.

Located in the sought after area of Pool in Wharfedale, having village pubs, 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

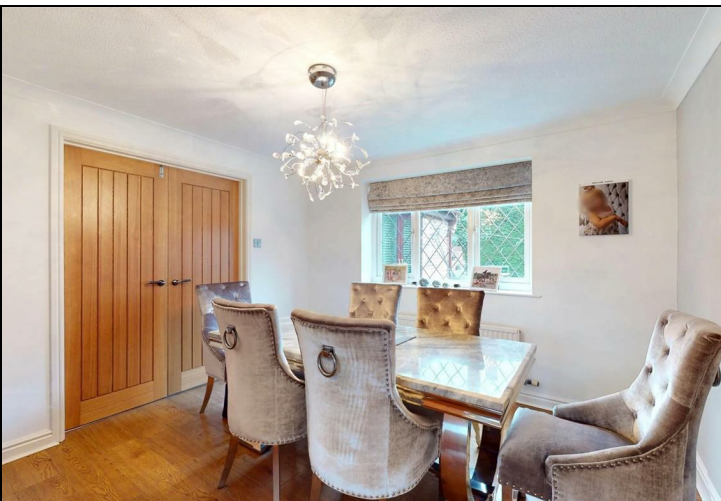


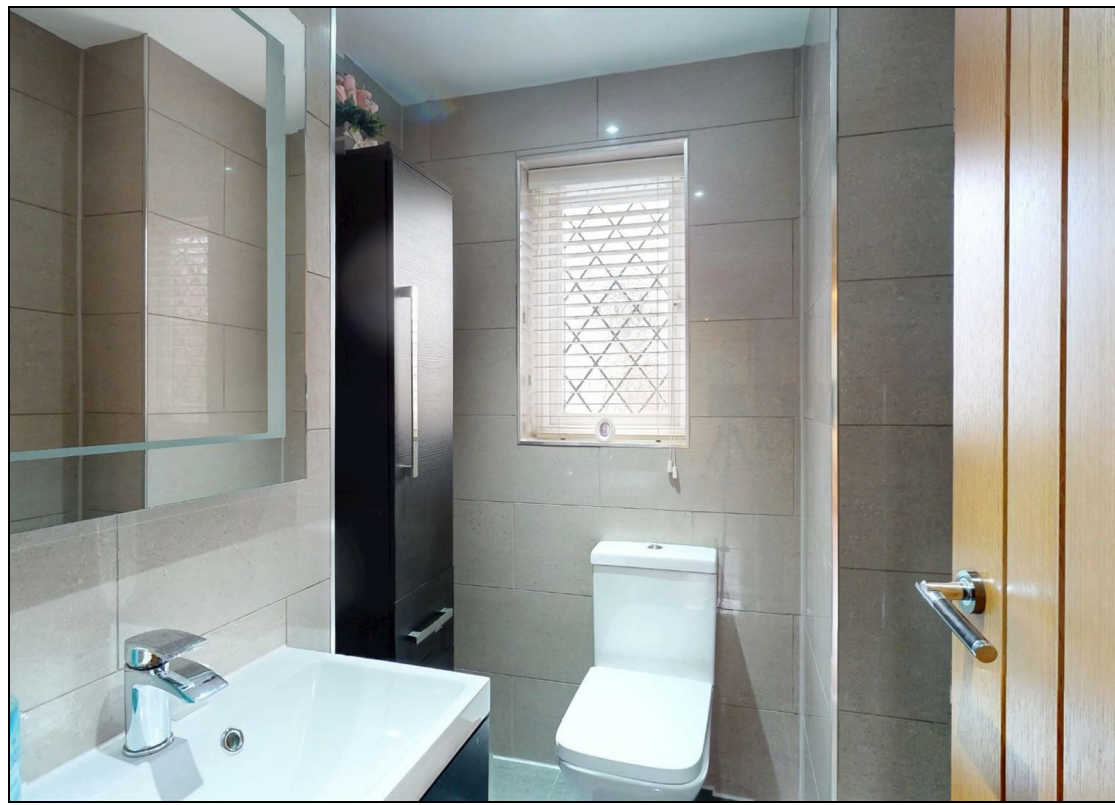
This Hunters business is independently owned and operated by Wharfedale Developments Limited | Registered Address: 56 - 58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | Registered Number: 8605553 England and Wales | VAT No: 184 2099 93 with the written consent of Hunters Franchising Limited.



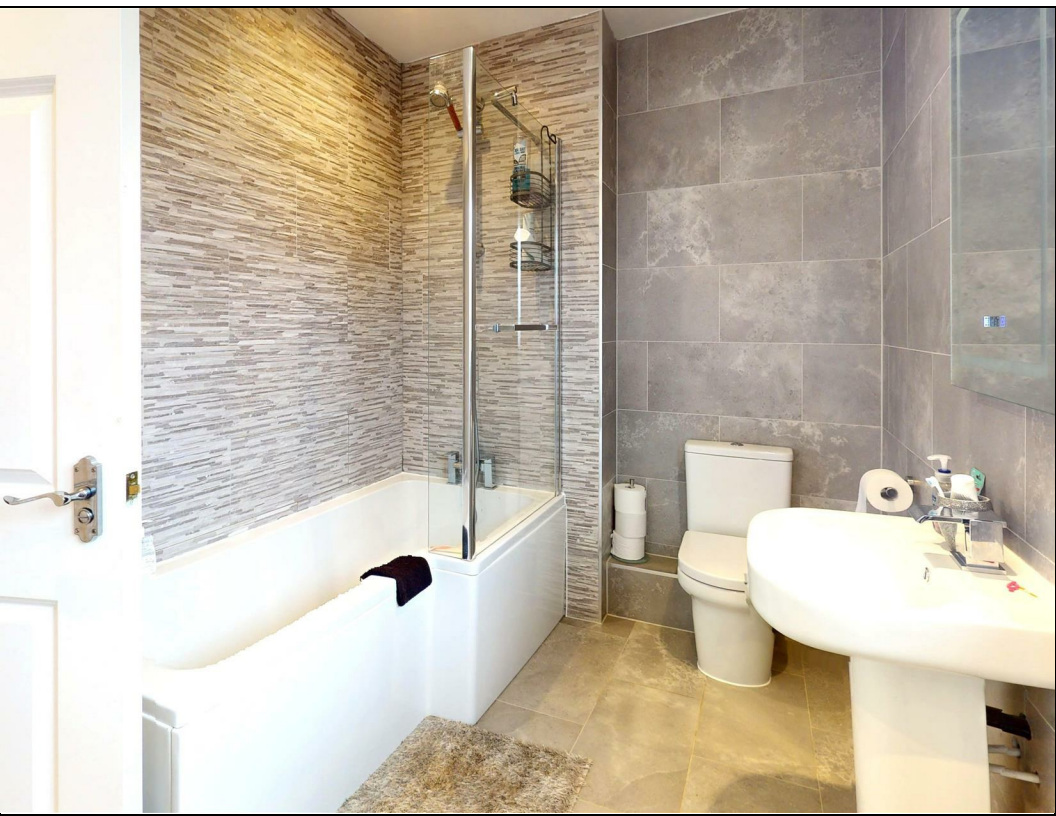
## KEY FEATURES

- SIX BEDROOM DETACHED HOUSE
- SET OVER THREE FLOORS
- DOUBLE GARAGE
- HOUSE BATHROOM, TWO EN SUITES, AND SEPARATE DOWNSTAIRS CLOAKROOM
- CORNER PLOT
- POPULAR RESIDENTIAL LOCATION
- IDEAL FAMILY HOME
- EPC RATING C











## 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. Take the second turning on the left into Swallow Drive, and Swallow Close is the first turning on the right, and the property is the first one on the left and can be identified by our Hunters For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band G, 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, of which 40 are located in Yorkshire. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

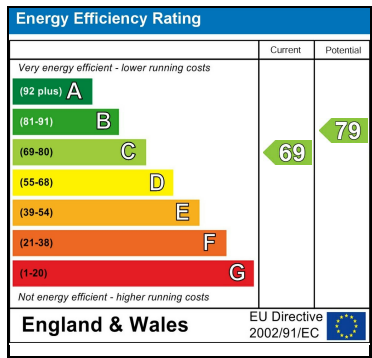
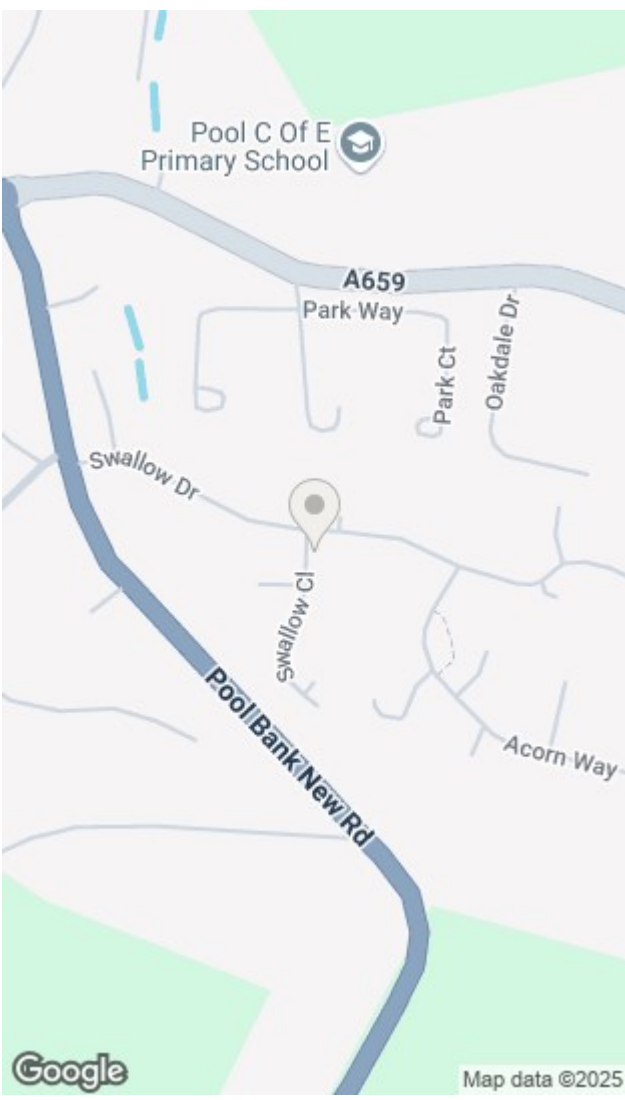
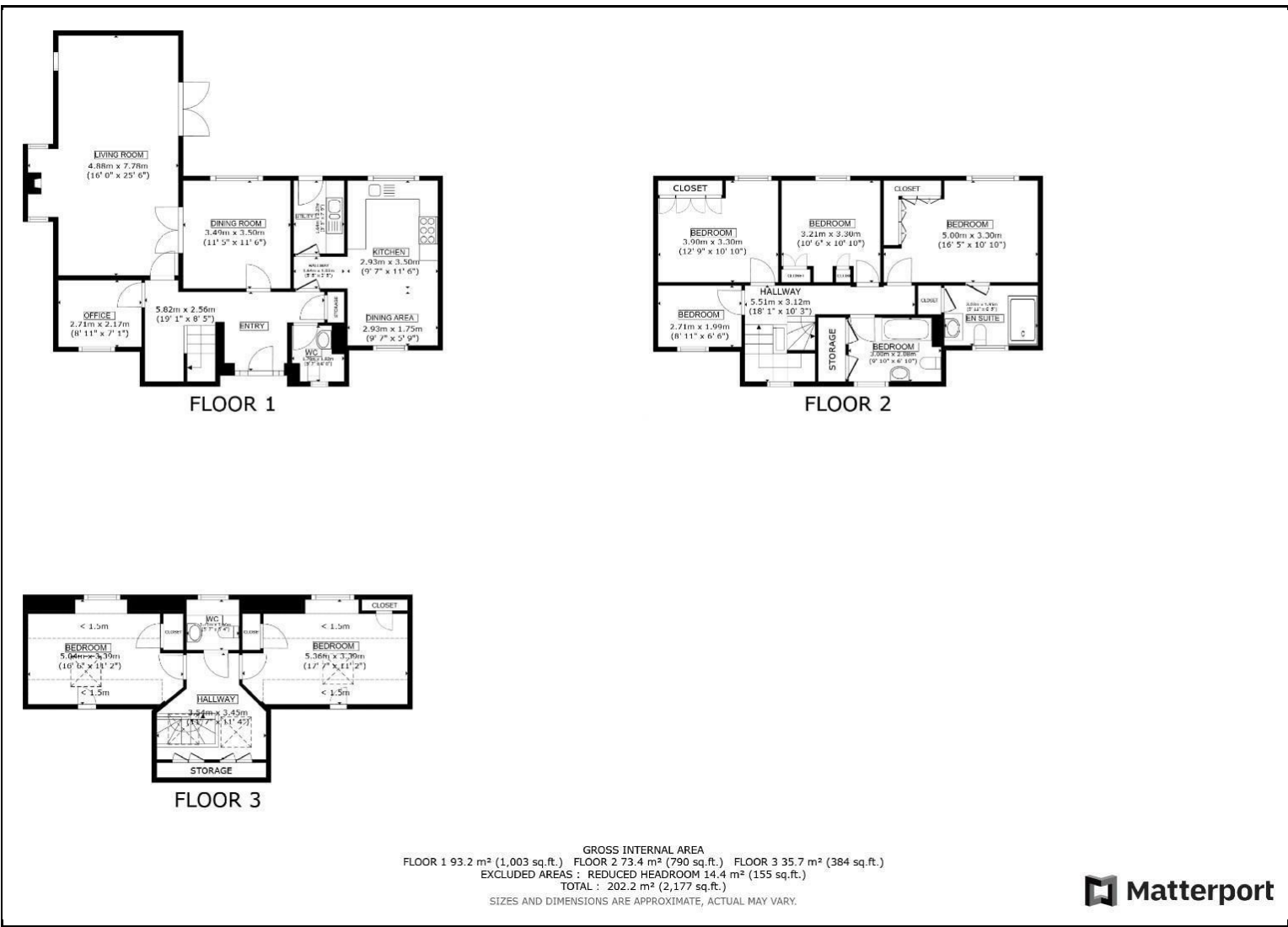
## DISCLAIMER

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

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.





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



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.