



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

3 1 2 G



# Manor Gardens, Pool In Wharfedale, LS21

£230,000



A fantastic opportunity to buy this three bedroom semi detached house in the heart of Pool in Wharfedale village. With a single storey rear extension creating a spacious galley kitchen and a dining area, and further scope to create a two storey side extension (subject to planning), this property would suit families and developers alike. The accommodation, in brief, to the first floor, comprises a galley kitchen a through living / dining room and an understairs storage room. To the first floor, there are three bedrooms and the bathroom. This property comes to the market CHAIN FREE.

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.

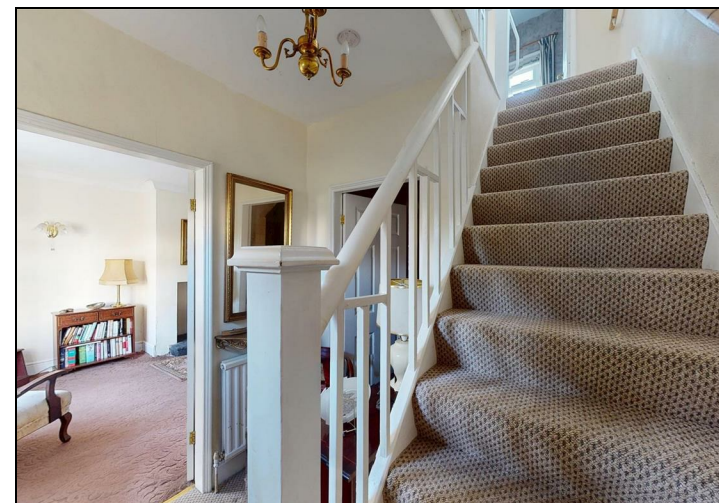
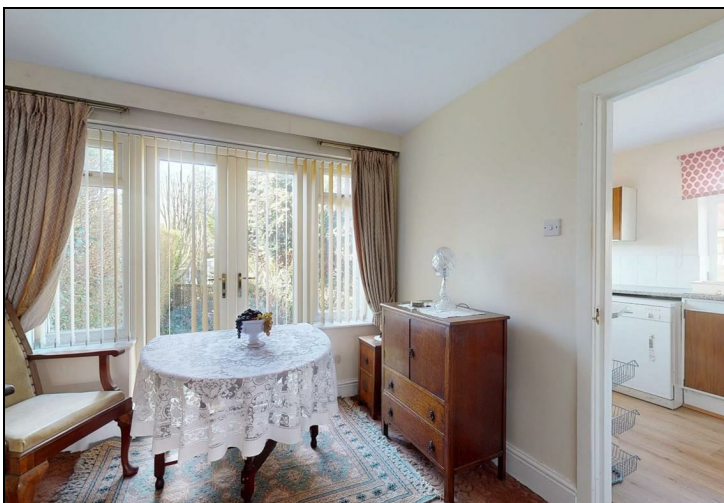
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
otley@hunters.com | www.hunters.com



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

- THREE BEDROOM SEMI DETACHED HOUSE
  - GENEROUS CORNER PLOT
  - IN NEED OF MODERNISATION THROUGHOUT
  - DRIVEWAY PARKING
- SCOPE FOR FURTHER DEVELOPMENT (subject to planning)
- POPULAR VILLAGE LOCATION
  - CLOSE TO AMENITIES
  - EPC RATING G
  - NO ONWARDS CHAIN



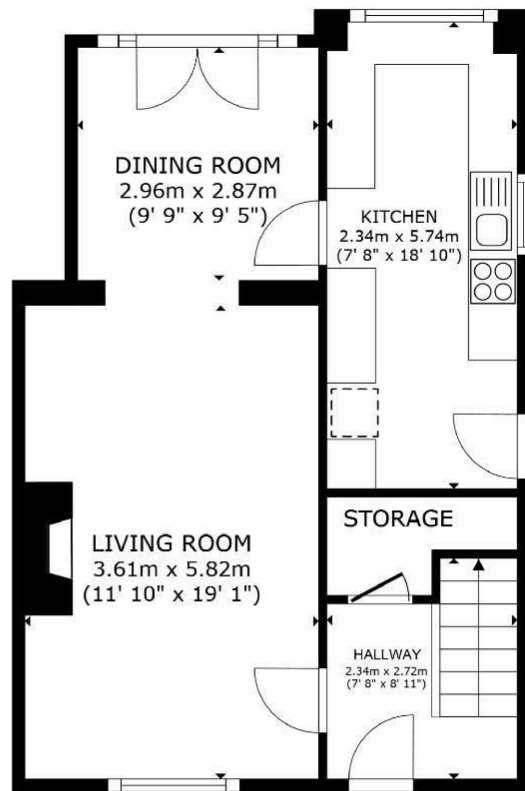




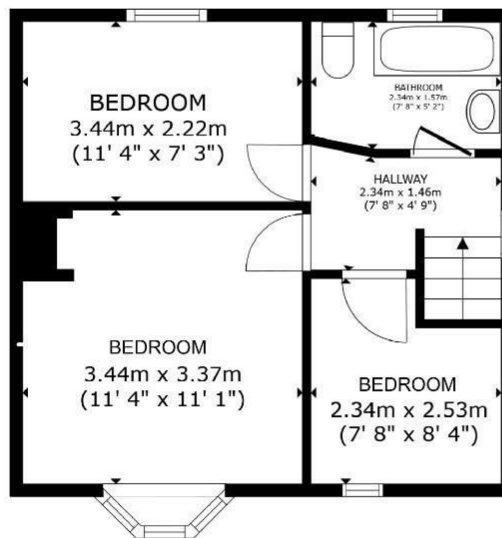








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 53.2 m<sup>2</sup> (572 sq.ft.) FLOOR 2 34.0 m<sup>2</sup> (366 sq.ft.)  
TOTAL : 87.2 m<sup>2</sup> (939 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. Follow the road around to the right and the property is directly ahead at the end of the cul de sac and clearly identified by the Hunters Otley For Sale board.

## AGENTS NOTES

Tenure: Freehold

Council Tax Band C, Leeds City Council

## ADDITIONAL SERVICES

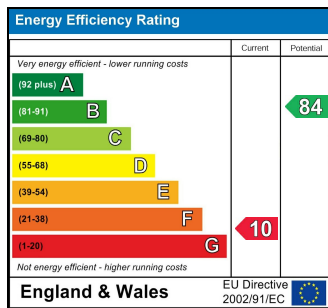
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

## 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.

## 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.



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

