







HUNTERS[®]
HERE TO GET *you* THERE

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Arthington Lawns, Pool In Wharfedale, LS21

£465,000



A deceptively spacious three bedroom detached home situated in a peaceful cul de sac location, close to Pool in Wharfedale amenities. The property has double glazing throughout and offers light and spacious accommodation: on the ground floor, there is a welcoming entrance hall, a through living room connected to the dining room with patio doors, a kitchen with a door leading into the courtyard garden, a downstairs WC, and a spacious master bedroom with large ensuite. On the first floor, the landing allows access to two double bedrooms, two spacious storage cupboards and the house bathroom. Outside, the property benefits from being positioned on a large corner plot; there are lawned gardens to the front and side, a courtyard garden to the rear, ample off street parking and a double garage. The property comes to the market with no onwards chain.

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
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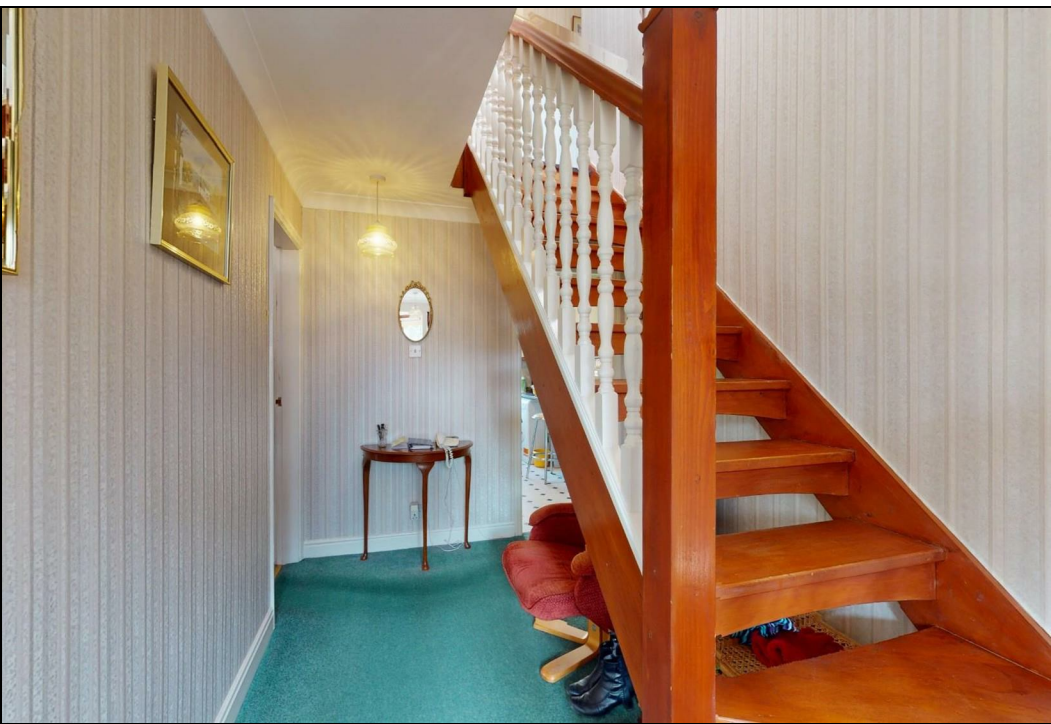


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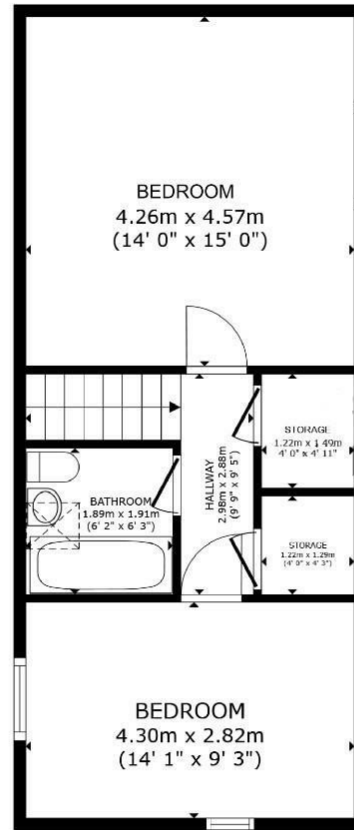
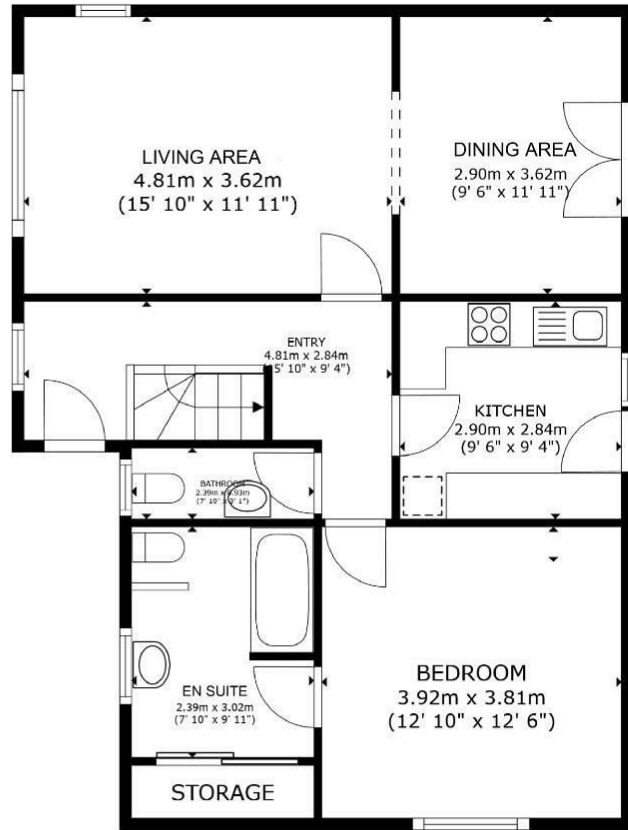
KEY FEATURES

- DETACHED PROPERTY ON A CORNER PLOT
 - THREE DOUBLE BEDROOMS
 - HOUSE BATHROOM & EN SUITE
- THROUGH LOUNGE / DINING ROOM
 - DOWNSTAIRS WC
- DETACHED DOUBLE GARAGE
- SUNNY REAR COURTYARD GARDEN
 - FAR REACHING VIEWS
 - EPC RATING E
 - NO ONWARDS CHAIN









GROSS INTERNAL AREA
FLOOR 1 74.9 m² (806 sq.ft.) FLOOR 2 45.0 m² (485 sq.ft.)
TOTAL : 119.9 m² (1,291 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 3rd turning on your right into Stonedale Close and the property is directly ahead at the start of Arthington Lawns and can be identified by our Hunters For Sale board.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F. Bradford City Council

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

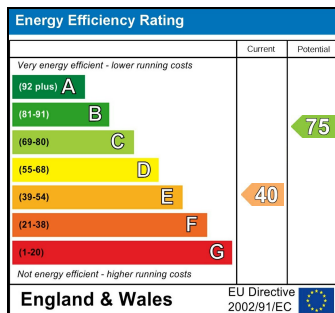
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. 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

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.



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