

HUNTERS[®]

HERE TO GET *you* THERE



Church Garth

Pool in Wharfedale, LS21 1QU

£895 Per Calendar Month



A charming two bedroom cottage, located within the popular village of Pool in Wharfedale. Well presented throughout, the property is set in a peaceful courtyard location. Briefly the accommodation comprises: entrance porch, living room with exposed beams and a spacious kitchen to the ground floor. To the first floor there is a double bedroom with fitted wardrobes, single bedroom and a bathroom with electric shower. Externally the property has a south facing patio area with mature flower beds and an allocated parking space.

Located in the heart of Pool In Wharfedale with easy access to the post office, village pubs, church, and additional village amenities available locally with further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley. Leeds Bradford Airport is a short drive away and there is also a regular bus service as well as the nearby Weeton railway station. The towns of Leeds and Harrogate are within easy reach and the property is ideally located for access to the A1/M1.



DIRECTIONS

From our Hunters offices in Kirkgate, Otley, proceed towards Pool in Wharfedale along the A659. At the junction by the petrol station, turn right onto Main Street. Then take the second road on the right onto Church Close. Turn immediately left onto Church Garth and then park on the right at the end of the cul de sac opposite the garages. After leaving your car walk to the right of the garages and join the cobbles street onto this part of Church Garth. the property can be found on the right hand side.

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 125 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.

AGENTS NOTES

Tenure: Freehold

Council Tax Band, C, Leeds City Council

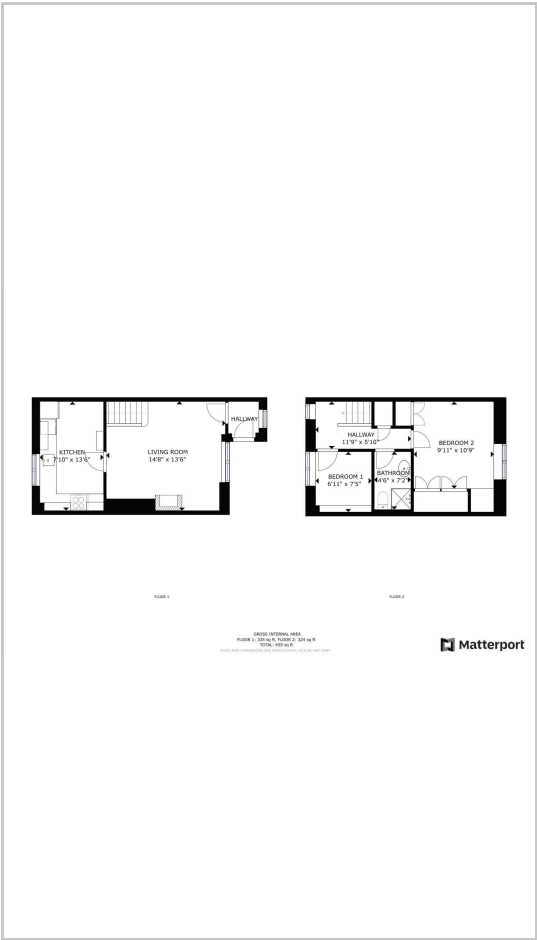
DISCLAIMER

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.

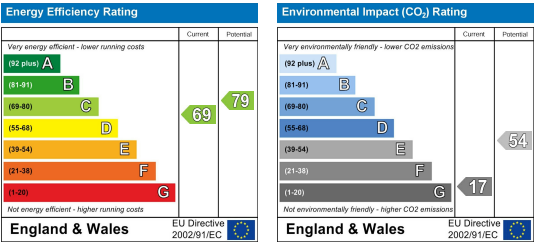
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.