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HERE TO GET *you* THERE

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Willow Court, Pool in Wharfedale, LS21

Guide Price £600,000



A four bedroom detached property situated in a quiet cul de sac location. With well proportioned rooms and lawned gardens to front and rear, this property makes an ideal family home. The accommodation to the ground floor briefly comprises a welcoming entrance hall with cloakroom and study, dining room, kitchen and dual aspect living room with wood burning stove and bi-folding doors leading out to the rear garden. To the first floor there are four bedrooms, three of which are doubles and a contemporary bathroom with walk in shower. Externally the property has lawned gardens to front and rear and an asphalt driveway leading to the detached double garage. The rear garden is arranged over two levels with mature shrubs and a fence border. Viewing is highly recommended to fully appreciate the accommodation being offered.

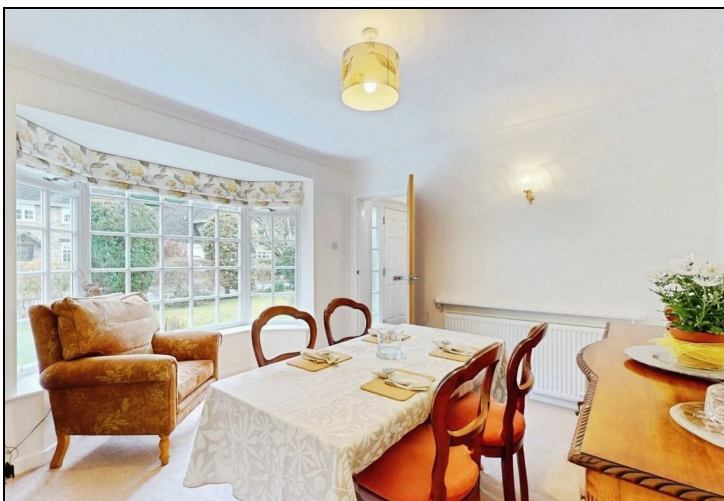
Pool-in-Wharfedale is a charming little village known for its character and community spirit. Located along the River Wharfe the area is renowned for its scenery, countryside walks, cycling and inclusive sports opportunities. From grassroots football for both girls and boys, an excellent cricket and tennis club and other activities such as Yoga and Pilates held in the village hall. In the heart of the village is the popular country pub and restaurant The White Hart, a pharmacy offering NHS and private health services, a post office with Golocal convenience store, Shell petrol station and a very popular farm and café shop in nearby Leathley. The village is serviced by local bus routes and whilst there is no railway station, Weeton Station is just a short drive away and provides services through to Leeds, Harrogate, and York. In addition, Leeds and Bradford airport is just six miles away with a direct Flyer bus running hourly. The local primary school is well regarded and Prince Henry's Grammar School in Otley has been recognised by Ofsted as an outstanding school across the board.

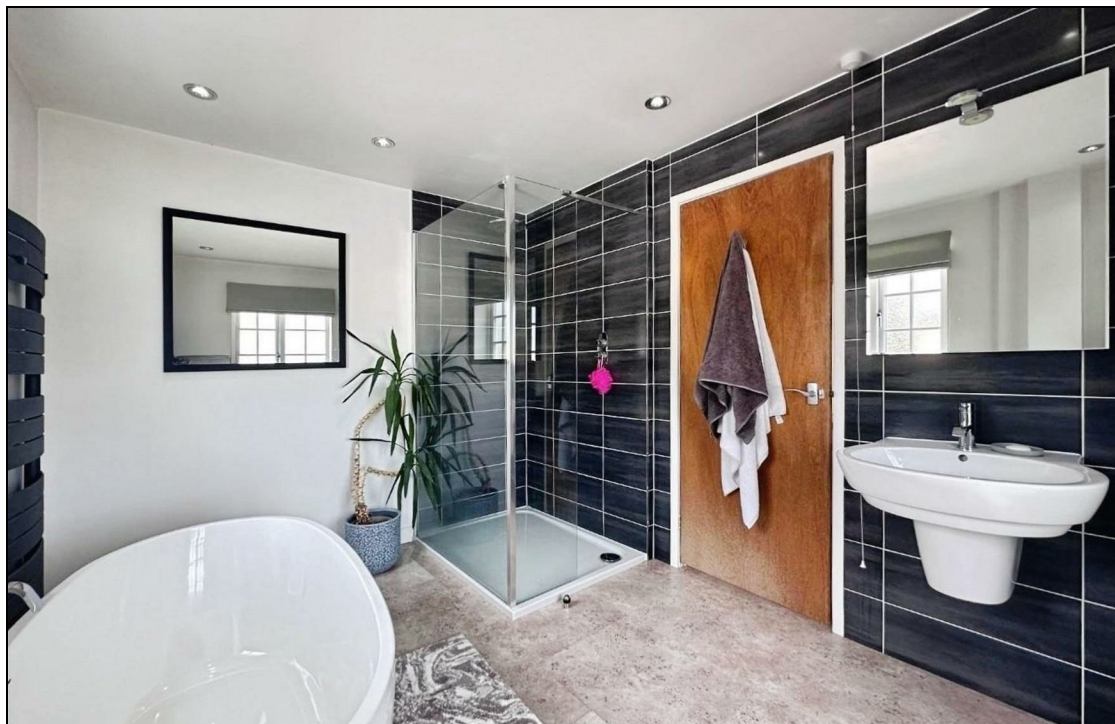
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KEY FEATURES

- FOUR BEDROOM DETACHED PROPERTY
- WELL PROPORTIONED THROUGHOUT
 - DUAL ASPECT LIVING ROOM
- SEPARATE DINING ROOM & KITCHEN
 - CONTEMPORARY BATHROOM
- CUL DE SAC LOCATION
 - POPULAR VILLAGE
- GENEROUS REAR GARDEN
 - EPC RATING D





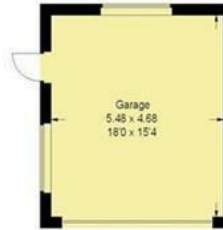


Willow Court, LS21

Approximate Gross Internal Area
Ground Floor = 74.2 sq m / 799 sq ft
First Floor = 70.9 sq m / 763 sq ft
Garage = 28.5 sq m / 307 sq ft
Total = 173.6 sq m / 1869 sq ft



■ Reduced headroom below 1.5 m / 5'0"



Garage
(Not Shown In Actual
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID253030)

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 right onto A658. Turn right into Old Pool Bank then take the first turning into Willow Court. Shortly after joining Willow Court and the property can be found on the right hand side.

AGENTS NOTES

Tenure: Freehold

Council Tax Band F, 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 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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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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