



29 Chapel Hill Road, Pool in Wharfedale, Otley, LS21 1QY

A much improved and extended, three/four bedroom semi-detached family home with parking and easily managed enclosed gardens, situated in a quiet yet central position within this sought after and popular Wharfedale village.

Guide price £449,950

- Beautifully presented and appointed throughout
- Recently extended semi-detached property
- Three/four bedrooms, master with en-suite
- Smart open plan living/dining kitchen
- Easily managed gardens and off street parking
- Discreet yet convenient residential development
- Popular Wharfedale village handy for the commuter

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29 Chapel Hill Road, Pool in Wharfedale, West Yorkshire, LS21 1QY

Weeton Station 3 miles, Otley 3 miles, Leeds 9 miles, Harrogate 9 miles (all distances approximate)

General remarks

A stylish and beautifully presented stone built, three/four bedroom, semi-detached family home situated in this select and sought after modern residential location.

Additional features include gas fired central heating, new boiler, UPVC double glazed windows, security system and integrated appliances to the kitchen.

The living space has recently been extended and reconfigured to include the construction of a new sitting room and a useful utility area to accompany the snug/bedroom and the fitted family kitchen. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a driveway and an attractively presented, easily managed enclosed garden

29 Chapel Hill Road is situated in this select residential development off Old Pool Bank within this popular Wharfedale village.

Pool itself offers several shops, schooling and recreational facilities including the popular sports and social club, as well as the regarded White Hart public house. More extensive amenities are available at Otley with the surrounding business centres of both North and West Yorkshire within daily commuting distance. Leeds Bradford International Airport is situated at nearby Yeadon.

Directions

Leave Otley in an easterly direction on the A659 Pool Road. On entering the village of Pool turn right adjacent to the petrol filling station and take the second exit at the mini roundabout. Take the next turning on the right into Old Pool Bank then the second right into Chapel Hill Road. Take the next right hand turn where 29 Chapel Hill Road will be situated on the left-hand side, identified by Dacre, Son & Hartley's For Sale board.
what3words warthog.smoker.handbook

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Driveway
- All mains services including gas central heating and double glazing.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view. Ask agent for maintenance fees for the communal areas of the development.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

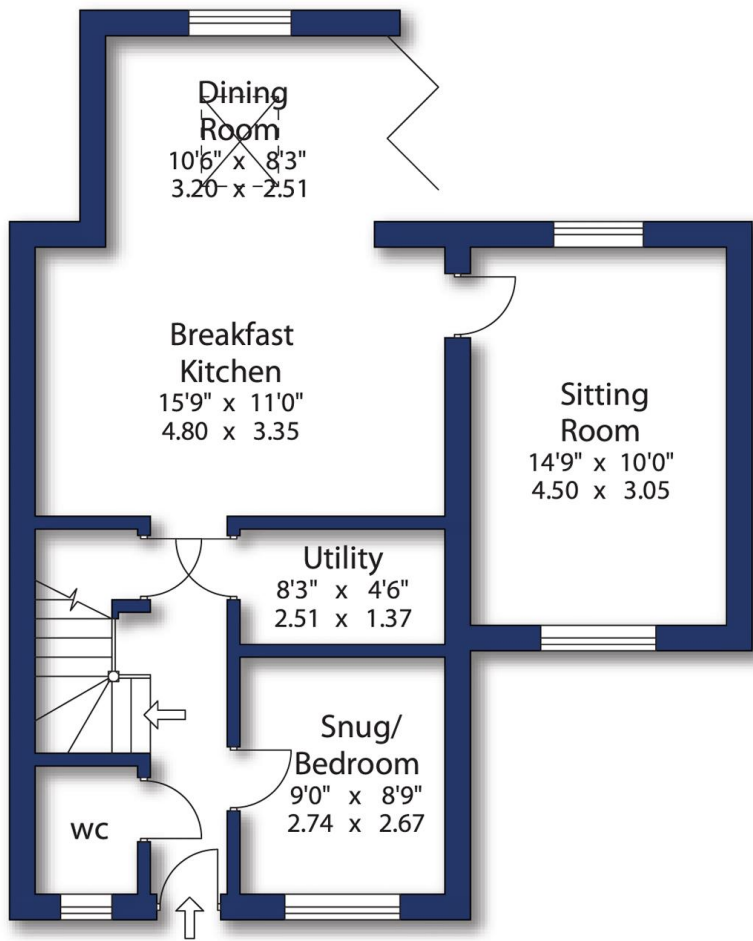
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

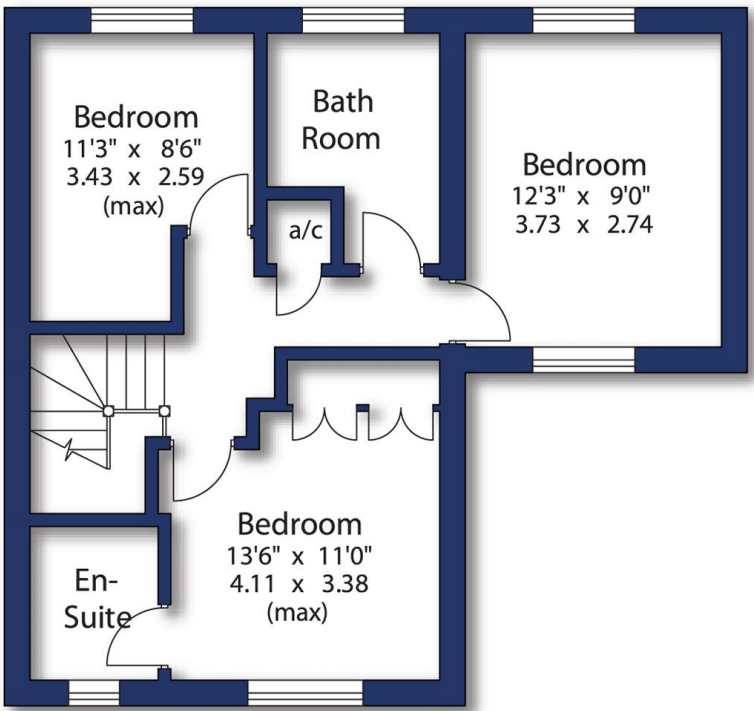
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Floorplans

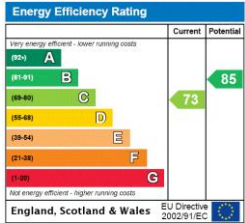


Ground Floor



First Floor

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