



Guide Price £272,000

- NO CHAIN
- Living space stretching to 1000sqft
- Substantial living area with French windows to the garden
- Superb fitted dining kitchen with numerous appliances
- Two substantial bedrooms one with en-suite facilities
- Landscaped communal lawned gardens
- Garage and parking space
- Quiet yet central location

4 The Hollies, Pool in Wharfedale, Otley, LS21 1RH

A very substantial two-bedroom, ground floor apartment set within delightful communal gardens with parking and garage forming part of this purpose built development in a discreetly hidden yet central location of Pool-in-Wharfedale's amenities.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 Email: otley@dacres.co.uk



4 The Hollies, Pool in Wharfedale, Otley, West Yorkshire, LS21 1RH

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

General remarks

The Hollies is a very stylish and substantial two double bedroom, ground floor apartment which was constructed by respected builder Consort Homes.

The living space stretches to over 1000sqft and includes a very substantial reception room with French windows opening to the gardens. Also a very substantial fitted kitchen with numerous appliances, two large double bedrooms both with fitted furniture and en suite to the master as well as a superb house bathroom.

There is a phone entry system and all mains services are installed within this leasehold property, including gas fired central heating and sealed unit double glazing. The property forms one of a block of four similar residences that all enjoy the use of communal lawned grounds and has the benefit of parking and a single garage nearby with light and power installed.

The property is hidden away yet a short distance from the centre of Pool-in-Wharfedale. The village offers an excellent array of amenities including shops, public houses, highly regarded sport and social clubs, a primary school and other leisure amenities.

The extensive facilities of Otley are only a few miles away, including supermarkets and good quality shops, recreational facilities and open countryside. Surrounding centres of both North and West Yorkshire are within comfortable daily commuting distance whilst Leeds Bradford Airport is situated at nearby Yeadon.

Directions

Leave Otley in an easterly direction on the A659 Pool Road. On entering the village turn right adjacent to the petrol filling station. At the mini roundabout take the second exit. Turn left into Swallow Drive and then first left onto The Hollies where number 4 will be found straight ahead of you.

what3words brink.glares.product

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold 999 years from January 1st 2003 – Ask agent for charges
- All mains services
- Resident parking and single garage

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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.

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 £24.00 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.

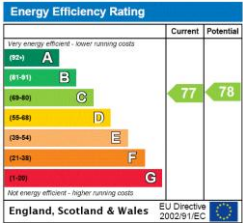
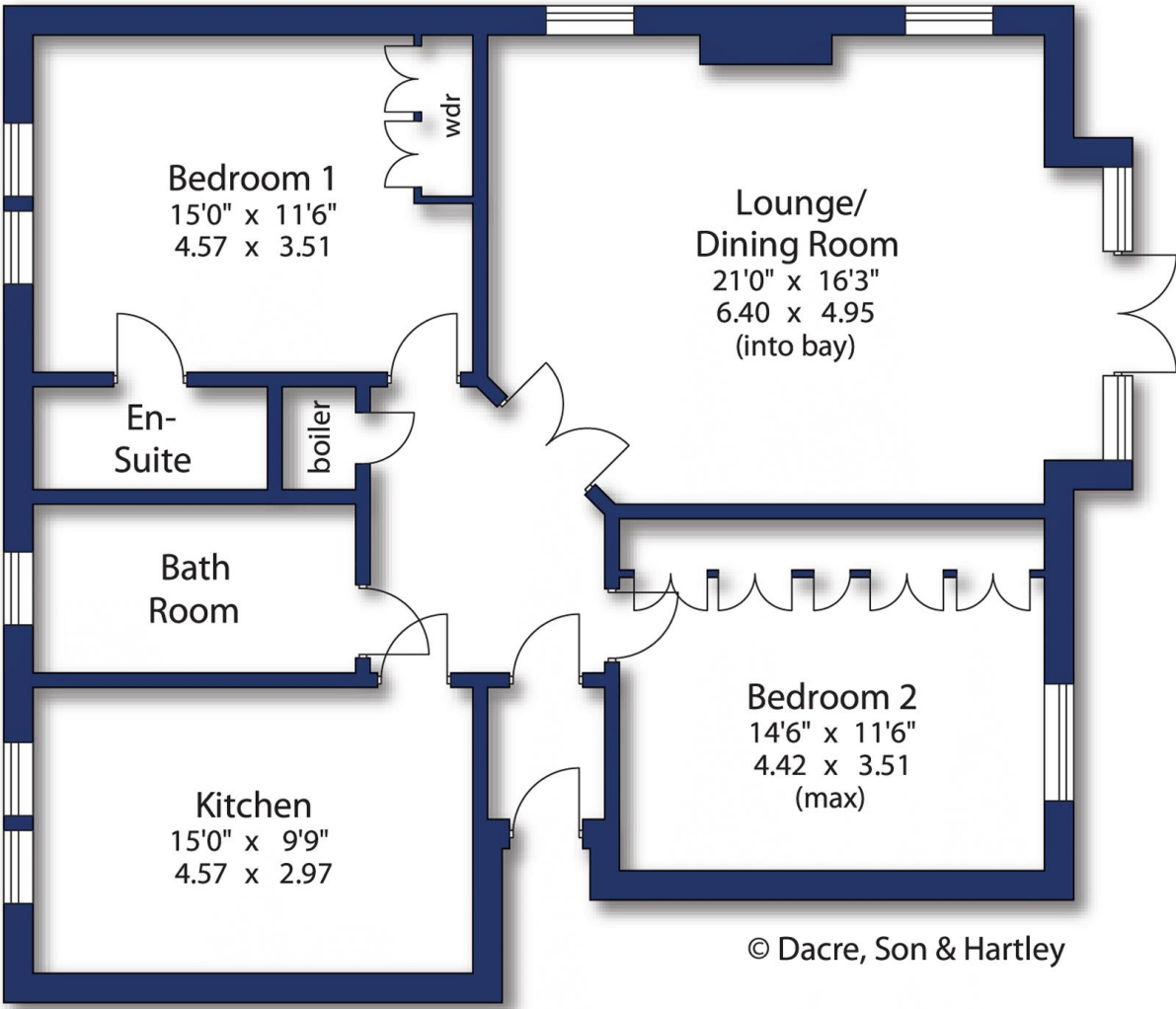
Referral fees

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



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

01943 463321

otley@dacres.co.uk