



Guide Price £350,000

- No onward chain
- Link detached bungalow
- Two reception rooms
- Fitted kitchen
- Two bedrooms
- Study/snug
- Smart shower room
- Driveway and integrated garage
- Level gardens to front and rear
- Sought after village location

4 Park Court, Pool in Wharfedale, Otley, LS21 1LF

Available with no onward chain and located within this popular residential development we're delighted to offer this link-detached bungalow to the market with scope for improvement and re-configuration (subject to planning consent).

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4 Park Court, Pool in Wharfedale, West Yorkshire, LS21 1LF

Weeton Station 2.5 miles, Harrogate 9.5 miles, Leeds 10 miles, Bradford 11 miles (all distances approximate)

General remarks

A much loved and cared for home located in the popular village of Pool in Wharfedale, 4 Park Court provides a great opportunity having the benefit of having no onward chain.

The accommodation comprises of a lovely sunroom, a place to enjoy the natural light and relax. There is a separate dining room leading to a smartly fitted kitchen with a range of units and integrated appliances. The sitting room is of a generous size and sliding patio doors lead to the aforementioned sunroom so this space can be opened up if required. To the rear of the property are two bedrooms, a useful study/snug area and shower room.

Outside to the front is a carport, driveway and garden area. To the rear is a level lawned garden with established shrubs. The garage can be accessed externally and internally as you can see from the floor plan and benefits from an electric up and over door, power and lighting.

All mains services including double glazing and gas central heating. Pool-in-Wharfedale offers village shopping facilities in addition to a renowned public house and highly regarded primary school as well as a sports and social club and an array of other amenities.

More extensive facilities are available in the nearby towns of Otley and Harrogate, and the village is well served by regular bus services.

Pool itself is ideally placed for comfortable daily travelling into the surrounding business centres of both North and West Yorkshire with a train service in the nearby village of Weeton enabling travel to Leeds, Harrogate and York. There is the Leeds Bradford International Airport at nearby Yeadon.

Directions

Leave Otley in an easterly direction on the A659 Pool road. On entering the village of Pool-in-Wharfedale turn right at the filling station and left at the mini roundabout. Take the first turning on the right-hand side onto Park Way and turn first left, follow the road along to Park Court where the property can be found on the right hand side. what3words paddocks.adapt.trespass

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services. Gas Central Heating. Double Glazing
- Driveway, Carport and Garage

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.

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 £34.20 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.

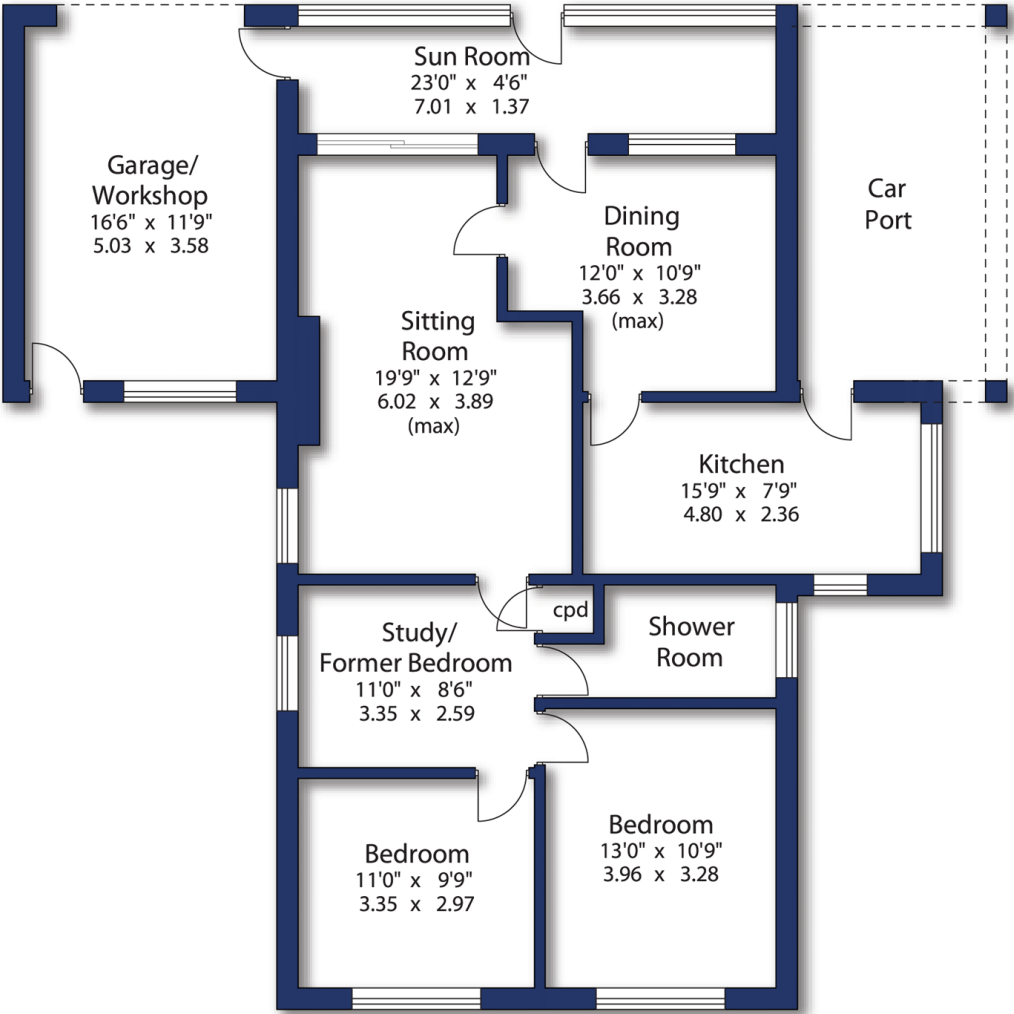
Referral fees

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



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