



32 Chevin Meadow, Pool in Wharfedale, Otley, LS21 1GJ

If you're looking for a 'turn-the-key' property, this could be the one! Immaculately presented from top to bottom, this is a four-bedroom modern detached home boasting a generous garden, parking and garage located in the popular village of Pool in Wharfedale.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB

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32 Chevin Meadow, Pool in Wharfedale, Otley, West Yorkshire,

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

Guide Price: £695,000

- No onward chain
- Modern detached property
- Superb living room with feature bay window
- Modern dining kitchen, utility room and WC
- Four bedrooms (master with en-suite)
- Generous garden to the rear with patio area
- Parking for two cars and single integrated garage
- Desirable residential development and village location



General remarks

32 Chevin Meadow is a stunning property, finished to a high specification throughout offering accommodation suited for a couple or family boasting views towards Otley Chevin occupying a cul-de-sac position.

The accommodation is arranged over two floors and comprises of a welcoming entrance hall, a stunning sitting room featuring a lovely bay window providing lots of natural light and far-reaching views. The dining kitchen, as you would expect for a property of this calibre is modern with a range of quality appliances, fixtures and fittings. This room also benefits from french doors which lead directly to the rear garden. The utility room has plumbing for a washing machine and provides access to the downstairs WC.

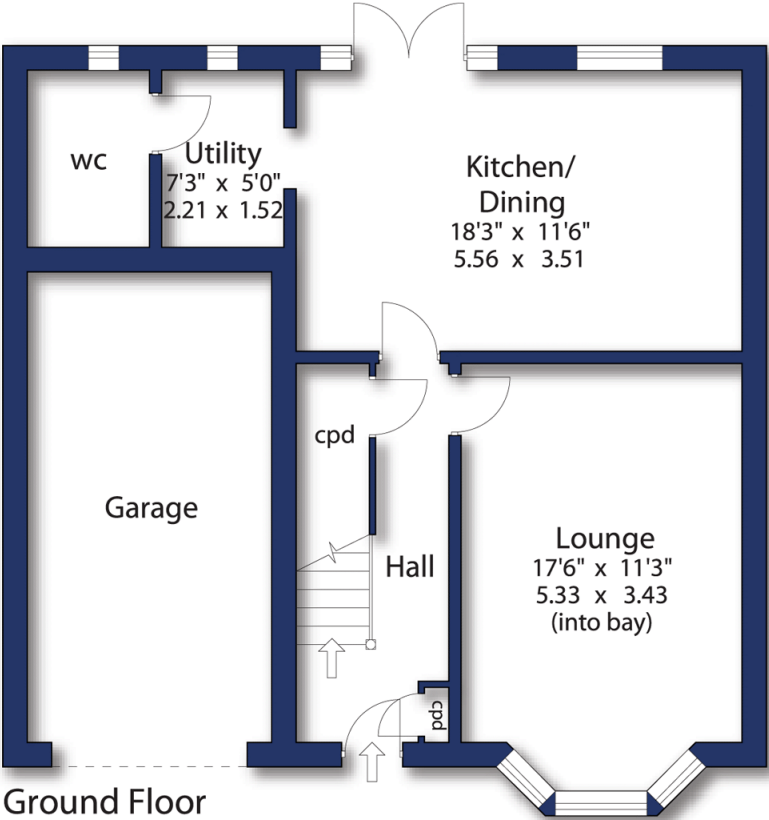
To the first floor are four bedrooms, the master benefits from an en-suite shower room and there is also a house bathroom. As you can see from the floorplan there is a useful storage cupboard off the landing, with some imagination this could be converted into an occasional study space.

We're advised the loft is part boarded for storage. All mains services, including gas central heating, double glazing and photovoltaic solar (pv) panels. The garage also benefits from power and light.

Pool in Wharfedale is one of the area's most popular residential villages. It has an array of amenities including a well-regarded primary school, sports/social club, cricket club, a range of local shops, a pharmacy and a public house. Otley Chevin and the River Wharfe as well as the delightful countryside of the lower Wharfe valley are on the doorstep, yet the property is also close to the neighbouring towns of Otley, Ilkley and Guiseley where a wider range of amenities can be found.

Leeds Bradford International Airport is a short drive away and there is also a regular bus service as well as the train station at nearby Weeton. The towns of Leeds and Harrogate are within easy reach and the property is ideally located for access to the A1/M1.

Floorplans



 Mortgage
Advice Bureau

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 Dacres Surveys

Call for a quote
01943 885 400

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Directions

Leave Otley in an easterly direction on the A659 Pool Road. Just before the petrol station turn right into Stanhope Fields (Taylor Wimpey Development) and Chevin Meadow can be found on the left hand side. What3Words winter.racetrack.gifted

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- All mains services, double glazing, gas central heating and photovoltaic solar (pv) panels
- Garage and driveway

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](https://www.gov.uk/check-for-flooding-in-england)

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. NB: The rear garden will be undergoing some landscaping during marketing (ask agent)

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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Contact us



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