David Phillip

45 Acorn Way, Pool In Wharfedale, Otley, LS21 1TY

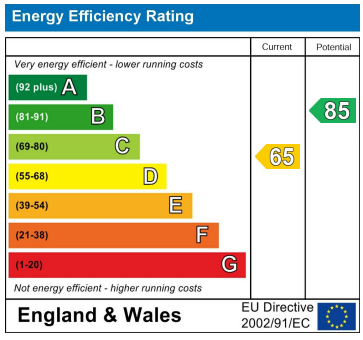
£460,000

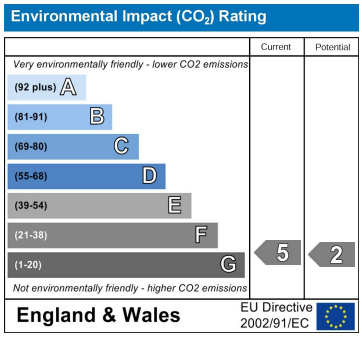
Please view our 3D virtual tour presenting a great opportunity to acquire a spacious modern family home quietly tucked away in a small cul-de-sac type setting featuring a good size level garden that wraps around the rear of the property and an attached through garage with electric front and rear electric doors leading to ample secure parking. There is consent approved for side and rear extension and alterations. The front entrance hall has a guest cloaks/WC and under stairs storage. The spacious dining kitchen with appliances has a useful separate utility room with door access to the rear garden. The lounge has a coal effect gas fire and double window doors open to currently a large conservatory with approved plans to convert to a garden room with doors and windows opening to and overlooking the private side and rear garden with a timber shed. The spacious first floor landing leads to four good size bedrooms with one having an ensuite. The house bathroom has a modern three-piece suite and there is a drop-down ladder access to part boarded loft storage. The accommodation is offered with a gas-fired heating system, and the windows are UPVC sealed double glazed.

Pool in Wharfedale is so highly regarded as a most sought after and conveniently located village, surrounded by scenic countryside, south of Harrogate, east of Otley and west of Leeds. It offers local amenities including a post office/store, a Shell Bridge Service Station, the White Hart pub and a highly regarded primary school which currently feeds to Prince Henry's Grammar school in Otley. More extensive amenities are available in the nearby active market town of Otley with its numerous recreational facilities, excellent shops and Waitrose, Sainsbury, and Asda supermarkets. The village is well served by regular bus services and is easily accessible by road for daily commuting to Leeds, Bradford, Harrogate, and York. There is the benefit of a railway station at nearby Weeton and the Leeds/Bradford International Airport is easily accessible at Yeadon. The motorway network, A1/M1/M62, near to Wetherby makes areas further afield more accessible by road.

Leeds – 9 miles, Bradford – 11 miles, Harrogate – 9 miles, Motorway – 11 miles – Approximate.

Approx Gross Floor Area = 1500.5 Sq. Feet
(Excluding Garage) = 139.10 Sq. Metres
For illustrative purposes only. Not to scale.





The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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