





# A rare opportunity to own this individually designed large three-bedroom detached dormer bungalow.

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Found at the bottom of old pool bank, tucked away in a quite lane with walking access to the village of, Pool. Surrounded by the breath-taking natural beauty of the countryside, with amazing views from the dorma rooms, this unique home is offering comfort, and convenience to the next purchaser.

The village has an excellent array of local amenities including a pharmacy, village shop and thriving active village hall, as well as a Church of England primary school and a gastropub, Parish church and Methodist chapel. Close by to Otley Chevin and the River Wharfe, whilst the commute is handily placed for the Yorkshire's towns and villages such as Leeds, Bradford, Harrogate and York.















Upon entering this detached bungalow, you are welcomed by an expansive and light-filled entrance hall that sets the tone for the rest of the home.

The large lounge and dining room, pocket sliding screen separates each room that offers an open plan feel when entertaining guests.

The property also features a beautiful kitchen with full appliances, a spacious dining area within the sunroom. The property also benefits from utility room and boiler room.

This home boasts three generously proportioned bedrooms, all with en-suite shower rooms and lots of built in wardrobes.

When you go up the spiral staircase you are met with a large landing space that has multiple functions. To the left of the landing, you have one large bedroom with en-suite and lots of storage space. To the right of the landing, you have loft access, that has planning granted for an extra bedroom, this really is a versatile home that can be used in many ways.

Outside of the property you are blessed with a mature gardens. Long drive leading down to the double garage, multiple car spaces. Mainly lawn gardens with trees around the perimeter offering privacy. Patio for dining out in the summer.

You also benefit from solar panels that are owned out right by the owner of the property and are sold with the property. The current owner has saved on there energy bills since having them fitted over 12 months ago.







## Transport links

- Weeton railway station is the closest train station that runs on the Leeds and York line. This is approximately 4 miles from Pool.
- Menston railway stations is the next closest which runs on the Leeds to Ilkley line.
- Great bus routes that provide access to local villages and towns.
- Leeds & Bradford airport is located approximately 4 miles from Pool, offering easy access to your vacation destinations.



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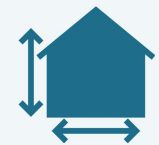
Freehold



Double Garage



Detached Bungalow



3,627 SQFT







