



# An opportunity to own this Beautiful Family Home!

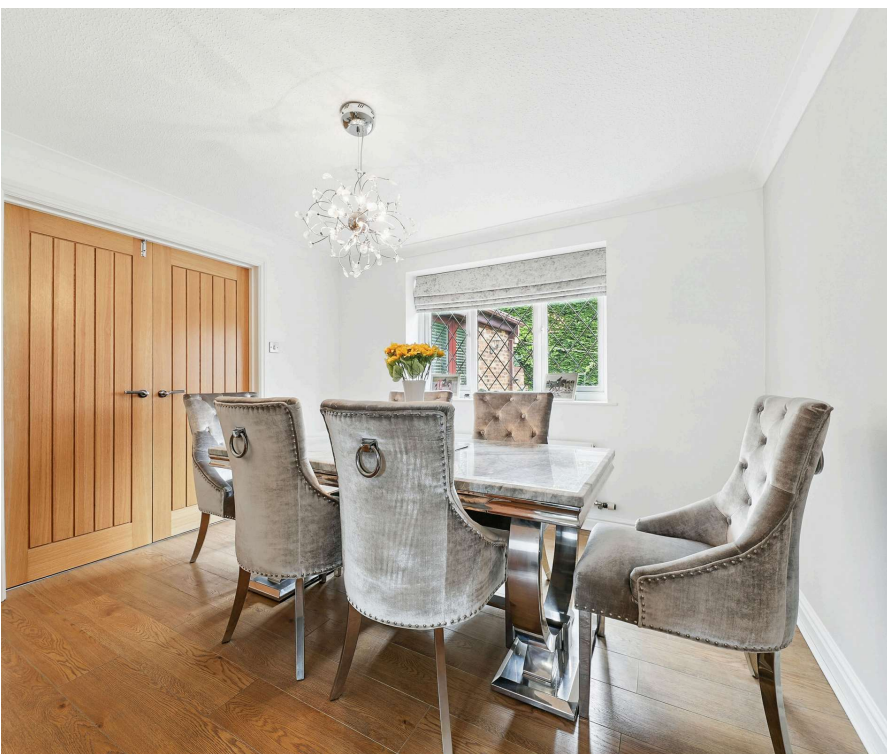
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This impressive detached house for sale offers a luxurious lifestyle with six bedrooms, three bathrooms, and three elegantly designed reception rooms, situated in a sought-after location with excellent transport links, amenities, and schools, and features a double garage, ample parking, and a tranquil garden, all ensuring comfort and convenience for families.

Pool in Wharfedale itself is renowned for its welcoming community, excellent primary school, and proximity to scenic walking routes along the River Wharfe. The village is also well-connected, with easy access to nearby towns such as Otley, Ilkley, and Harrogate, as well as Leeds and Bradford via road or public transport. Local amenities include a traditional village pub, a post office, and a general store, making day-to-day living exceptionally convenient.

Offering the perfect balance between countryside charm and modern convenience, this home is an exceptional opportunity for families looking to settle in one of West Yorkshire's most attractive and well-regarded locations.







The property sits proudly in a sought-after location, surrounded by an array of public transport links, local amenities, and green spaces. Parents will appreciate the proximity to high-quality schools, while the numerous nearby parks, walking routes and cycling routes ensure there are plenty of opportunities to enjoy the outdoors.

The house's unique features are certain to impress. Each reception room is a haven of comfort and elegance, with the first one featuring a cosy fireplace and direct access to the garden. The kitchen is a joy to cook in, equipped with a utility room that provides extra space for storage or laundry appliances.

The six bedrooms are a delight, with the first two offering built-in wardrobes and en-suite facilities. The third bedroom also benefits from an en-suite, while the fourth and fifth bedrooms have built-in wardrobes. There is also a single bedroom which can serve as a guest room or office, depending on your needs.

For those with multiple vehicles or who enjoy DIY projects, the double garage will be a welcome feature. The property also benefits from ample parking space, ensuring that visitors can always find a place to park. The garden is a real gem; it provides a tranquil spot to relax, entertain guests or let the children play.

In terms of energy performance, the house has an EPC rating of 'C'. This means it is fairly energy-efficient, reducing your impact on the environment and potentially saving you money on energy bills. The property is within council tax band 'G', which should be considered as part of your budgeting.

Ideal for families, this property combines style, comfort and convenience. It offers plenty of space for everyone to enjoy, and its location means you'll never be far from the amenities you need. Whether you're settling down in front of the fireplace, hosting a dinner party in the dining room, or enjoying a sunny afternoon in the garden, you'll feel right at home here.



## Transport links

 Bus Services -

Main Street stop:

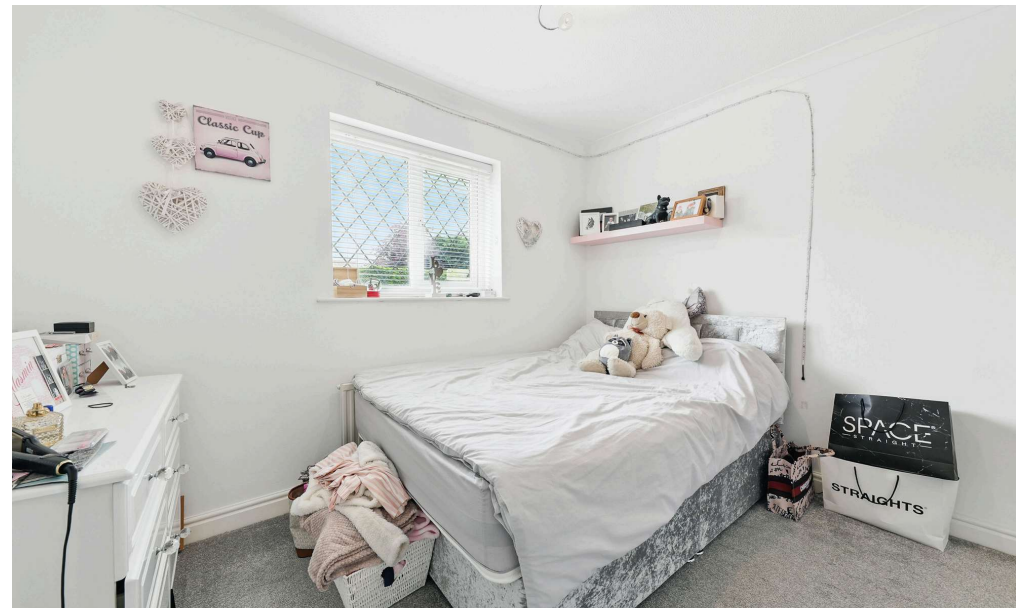
Includes A2 (Bradford–Harrogate), A3 (Otley–Bradford), 781 (Leeds–Otley), 923 (Wetherby–Otley), and 940 (Leeds–Otley)

 Railway service -

Railway station: Pool-in-Wharfedale had its own railway station until closure in 1965. Today, the nearest active train station is at Burley-in-Wharfedale, part of the Leeds–Ilkley/Skipton line offering frequent half-hourly services to Leeds and Bradford

 Road Connectivity

The village sits at the junction of the A658 (Bradford–Harrogate) and A659 to Otley, providing direct access by car to Leeds (~10 mi south-east), Bradford (~11 mi north-west), and Harrogate (~9 mi north)



6



2



**Double  
Garage**



**Council Tax = G**



3



**Freehold**



**Detached**



**C**



**2618 SQFT**





MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.