



## 59 Swallow Drive Pool In Wharfedale, Otley, LS21 1RS

- A Most Attractively Presented Linked Detached House
- Enclosed Private Rear Garden, Lawned with Patio
- “Man Cave” Garage and Drive Providing Off Street Parking
- Energy Performance Certificate (EPC) Rating D
- Three Good Sized Bedrooms, One En-Suite and House Bathroom
- Delightful Far-Reaching Views towards Almscliffe Crag
- Sought After Residential Location Close to Local Amenities
- Leeds City Council Tax Band D

£385,000





## Property Description

A great opportunity to acquire a most attractively presented three bedroom home situated in a most sought-after residential area with its own open green, close to village amenities, featuring light and airy accommodation with high quality fixtures, fittings and an enclosed private lawned rear garden with a patio and garden shed. A covered front entrance opens to the hall with a guests' cloaks/WC.

The front southerly facing lounge is of a good size with a gas log-effect stove. The dining kitchen has a range of cupboards, integrated appliances, double French doors opening to the rear garden and providing rear access via double windowed doors to the attached garage of a useful width, like a "Man Cave" with front remote roller door.

There are three decent sized bedrooms upstairs, a luxury en-suite to bedroom one, bedrooms two and three enjoy delightful, elevated views with Almscliffe Crag seen in the distance served by a separate house bathroom. The accommodation is offered with a gas-fired heating system and the windows are UPVC sealed double glazed.

Please view our local video tour of Pool in Wharfedale ([davidphillip.co.uk](http://davidphillip.co.uk)) - which is a most sought after and conveniently located village south of Harrogate, east

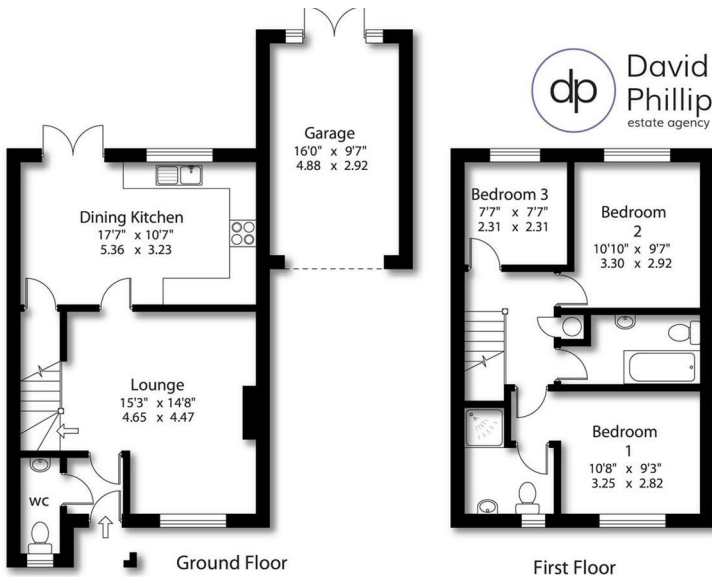


of Otley and west of Leeds. It offers local amenities including a post office/store, chemist, the White Hart public house, an active sports and social club providing tennis and cricket activities.

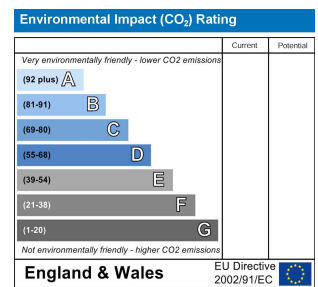
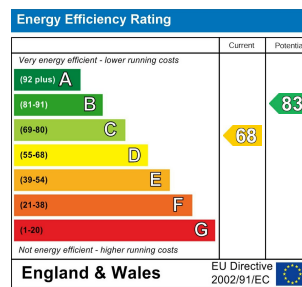
The primary school is highly regarded and currently feeds to Prince Henry's Grammar school in Otley. More extensive amenities are available in the nearby active market town of Otley with its numerous recreational facilities, excellent shops and Waitrose, Sainsbury and Asda supermarkets. The village is 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.





Approx Gross Floor Area = 950 Sq. Feet  
(Excluding Garage) = 88.07 Sq. Metres  
For illustrative purposes only. Not to scale.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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