



26A, Swallow Close, Pool in Wharfedale, Otley, LS21 1RR

Available with no onward chain this impressive five bedroom detached family home, extended and improved by our clients, stunningly appointed and imaginatively designed with parking, enclosed rear garden with summerhouse/garden office in a quiet corner of this highly regarded, conveniently located development near to Pool in Wharfedale's amenities.

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26A, Swallow Close, Pool in Wharfedale, Otley, West Yorkshire, LS21 1RR

Weeton Station 2.5 miles, Harrogate 9.5 miles, Leeds 10 miles, Bradford 11 miles (all distances approximate)

Guide Price: £725,000

- **Stunning living space arranged over three storeys**
- **Impressive open plan family living/dining kitchen**
- **Four first floor bedrooms, master with en-suite**
- **Second floor master bedroom suite with dressing area and en-suite bathroom**
- **Ample off-street parking**
- **Rear garden with summerhouse**
- **Handily placed for Pool in Wharfedale's amenities**

General Remarks

26A Swallow Close is a modern detached family home that has been subject to a massive programme of improvement and extension over the last few years.

As the photographs show, the thought, design and finish are exceptional providing a contemporary, airy living space arranged over three storeys.

To the ground floor is a welcoming entrance hall, wc/cloakroom, pleasant sitting room and an impressive family living kitchen/dining area to the rear which is the hub of the home with separate utility room. A modern sleek kitchen design with numerous high quality Miele appliances a Quooker tap and Bora induction hob with self-extractor. Quality bifold doors which open out onto the level garden and patio area. There is also a useful mezzanine area which is currently used as a chill-out area but could be used as a playroom or study. A well thought out design and must be viewed to appreciate the specification.

To the first floor are four bedrooms of varying sizes, one with en-suite and a smart house bathroom with wc, basin, bath and shower over.

Another impressive feature of this home is the second floor which comprises a light and spacious master bedroom suite. There are two full height large velux balcony windows with far reaching views and two further velux windows (one with electric blind). There is a Juliet balcony to the rear with sliding patio doors and generous views towards Almscliffe Crag.



A dressing area with fitted wardrobes and a generous, high quality Bangodesign en-suite bathroom which includes a shower, WC, two basins and free standing bath.

The property is fully double glazed with a security and hive heating system. All main services including a high efficiency pressurised viessmann vitodens gas system boiler with hot water cylinder and expansion vessel in the garage (pressurised) and underfloor heating to numerous rooms.

At the property's front is a parking area for several cars, access to the storage area (formally garage) . To the rear is aforementioned enclosed, child friendly level garden with sitting out area and timber framed summer house with light and power.

Swallow Close is part of this very popular and regarded modern development located in the sought after village of Pool in Wharfedale. There is a local pub, chemist, post office/general store plus sports and social clubs providing tennis, cricket and other activities. Pool Primary School is highly regarded and supported by other schools in neighbouring Otley, Harrogate, Ilkley and Guiseley. Leeds/Bradford International Airport is a short drive away and there is also regular bus service to Otley, Harrogate, Leeds and Bradford.

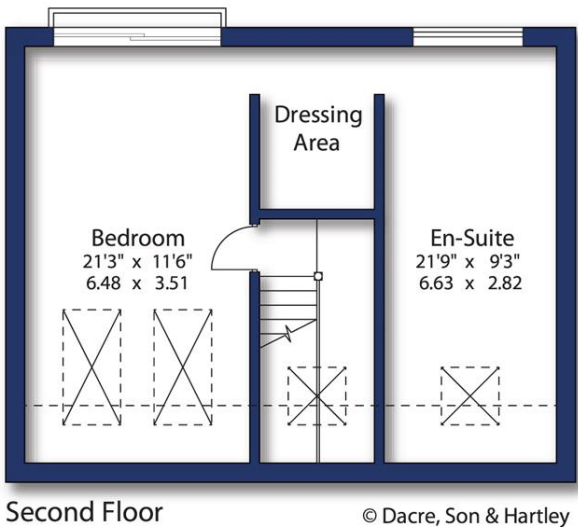
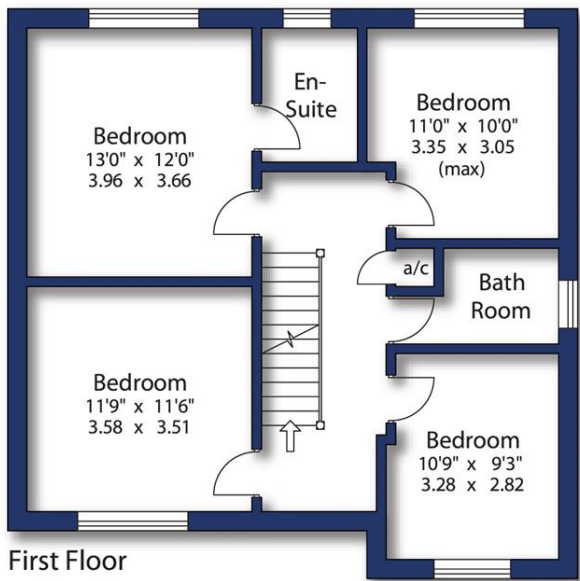
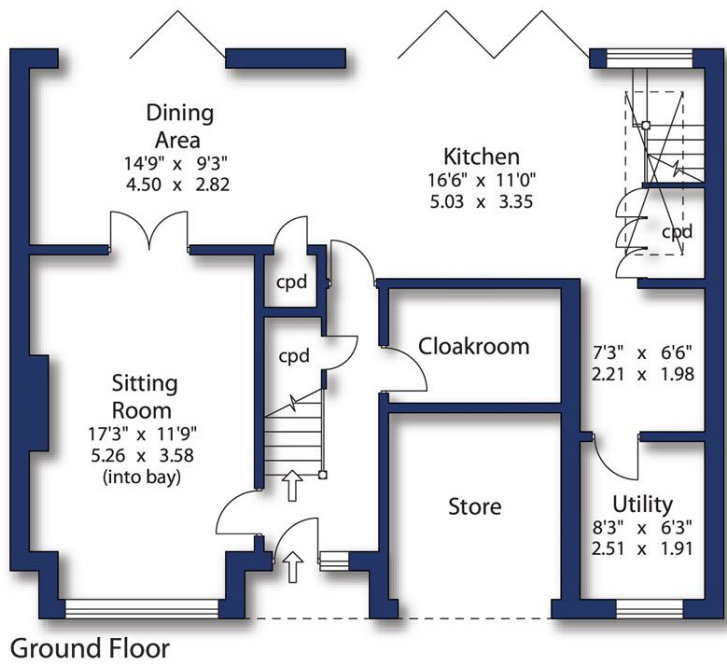
The market town of Otley provides a number of shops, supermarkets, schools and other activities. Weeton and Menston stations are within easy reach.





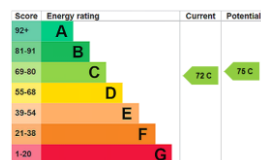


Floorplans





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Directions

Leave Otley on the A659 Pool Road. On entering the village of Pool in Wharfedale turn right adjacent to the Shell filling station. At the mini roundabout take the second exit turning left onto Swallow Drive then take the first turning onto Swallow Close where the property will be seen at the head of this road on the right hand side.

What3Words scarf.presses.screen

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services. Double glazing. Gas central heating. Hive heating system and security system.
- Driveway parking

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/government/consultations/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.

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.

Dacres Ref: OTL260011/TJU/HCI/29.04.2026(2)

