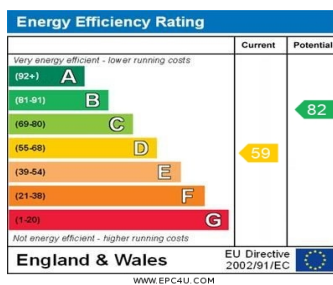


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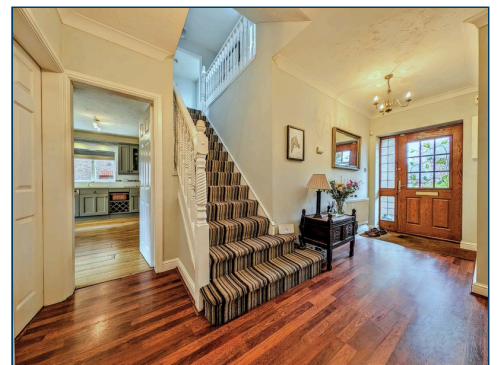
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6 Station Road, Burley In Wharfedale, LS29 7JL

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Swallow Drive, Pool In Wharfedale,

Four Bedroom Detached Home , **£675,000**

**Sought After Cul-De-Sac Location : Ideal Family Home With Flexible Living
Accommodation : Large Lounge With Separate Dining Room : Study With WC
And Utility Room : Breakfast Kitchen With Conservatory : Good Size Bedrooms
: Large En-Suite And House Bathroom : Private And Large Rear Garden :
Driveway And Garage**

PROPERTY DETAILS

Welcome to a haven of tranquility nestled in the picturesque village of Poole In Wharfedale. Tucked away in a serene cul-de-sac, this stunning 4-bedroom detached home offers the perfect blend of rural charm and modern convenience, inviting you to experience a lifestyle of luxury and comfort.

Nestled in a peaceful cul-de-sac, surrounded by lush greenery, this home offers a retreat from the hustle and bustle of city life. Imagine waking up to the sound of birds chirping and the gentle rustle of leaves in the breeze. Yet, convenience is never compromised, with local amenities just a stone's throw away. From the renowned 'The White Hart' pub to the nearby school and cricket pitch, everything you need is within easy reach. Plus, with excellent transport links, commuting to North Leeds, Harrogate, or Ilkley is a breeze, making this home ideal for those seeking the perfect balance between rural tranquility and urban connectivity.

As you approach the home, a charming driveway welcomes you, leading to a spacious double garage, providing ample parking for you and your guests. The front garden, adorned with a manicured lawn, adds to the property's curb appeal, while the expansive rear garden offers a private oasis for outdoor relaxation and entertainment. Picture lazy afternoons spent basking in the sun on the large patio, surrounded by the lush greenery of your own personal sanctuary.

Step inside, and you'll be greeted by a sense of warmth and elegance. The spacious reception hallway sets the tone for the home's inviting atmosphere, leading you to the heart of the home. A cozy lounge offers the perfect spot to unwind after a long day, while the formal dining room sets the stage for memorable gatherings with friends and family. A dedicated office space provides the ideal environment for productivity and focus. The breakfast kitchen, complete with a utility room, makes meal preparation a breeze, while a convenient WC adds to the functionality of the ground floor. And let's not forget the delightful conservatory, where you can enjoy panoramic views of the garden while sipping your morning coffee or curling up with a good book.

Upstairs, you'll find three generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. A spacious single bedroom provides versatility for guests or little ones. The main bedroom boasts its own en-suite bathroom, offering an escape from the stresses of daily life. And with a well-appointed house bathroom completing the first floor, every member of the household is catered to in comfort and style.

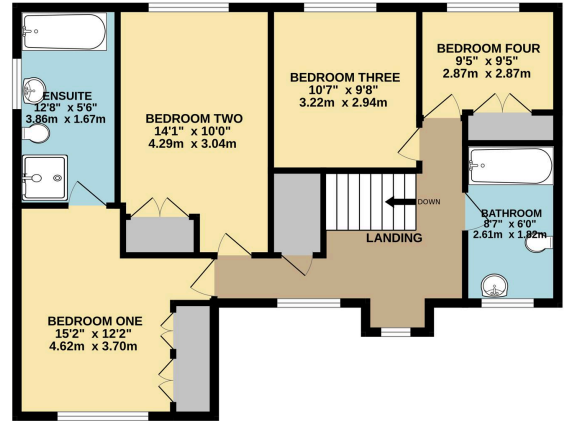
Embrace the essence of countryside living in this exquisite home in Poole In Wharfedale. Whether you're enjoying the tranquility of your private garden, exploring the village's charming amenities, or commuting to nearby towns and cities, every day is a new adventure. Don't miss your chance to make this dream home your reality. Contact us today to arrange a viewing and start living the lifestyle you deserve.

FLOOR PLANS

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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