



7 Park Square, Pool In Wharfedale

£425,000 Freehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well presented link detached bungalow, occupying a quiet cul-de-sac position within this popular and highly convenient village. The property offers generous and flexible single-level accommodation together with attractive gardens on three sides, a driveway, carport and garage, making it an appealing home for a wide range of purchasers.

The property is ideally placed for easy access to Harrogate, Otley and Leeds Bradford Airport, whilst also enjoying a delightful setting close to beautiful open countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



An inner hall provides access to the principal accommodation and benefits from a fitted storage cupboard housing the gas-fired central heating boiler. The sitting room is a particularly spacious reception room with an attractive fireplace providing a focal point. The dining kitchen offers ample space for a dining table and is fitted with a modern range of wall and base units. Appliances include a range cooker, integrated fridge and dishwasher. A useful utility room provides space and plumbing for a washing machine together with external access to the front of the property.

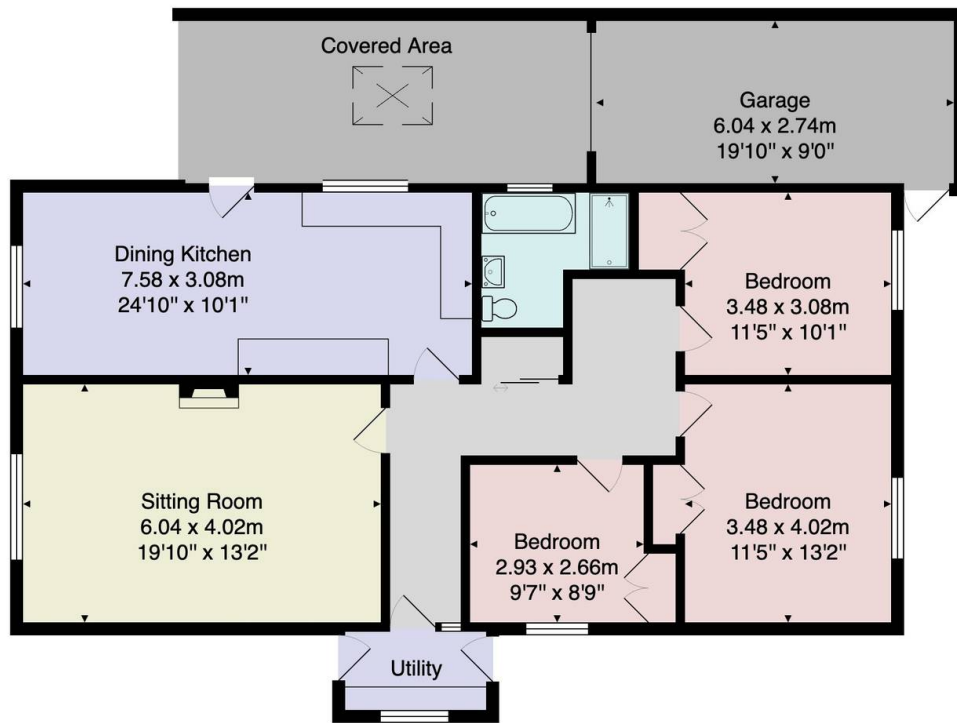
There are three good sized bedrooms, all benefiting from fitted wardrobes. The bathroom is fitted with a contemporary white suite comprising a WC, washbasin set within a vanity unit, bath and separate shower. The loft is boarded with a light.

OUTSIDE

A driveway provides off-road parking and leads to a carport and single garage with electric door, light and power.

Attractive gardens surround the property and comprise lawned areas, well-stocked planted borders and a choice of paved sitting areas, providing a pleasant outdoor space for relaxing and entertaining.





Total Area: 109.9 m² ... 1183 ft² (excluding garage, covered area)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.