



## 25 SWALLOW DRIVE

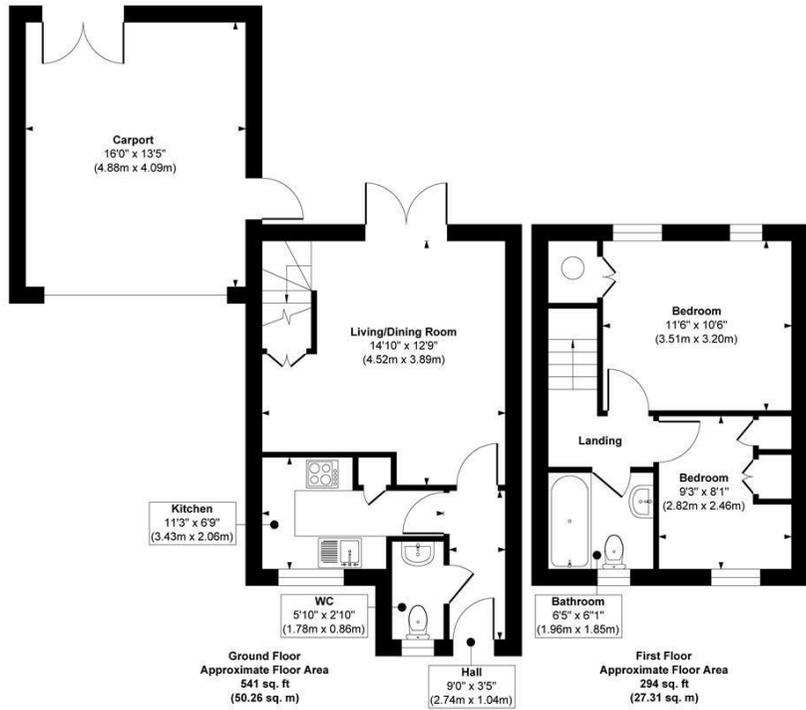
OTLEY, LS21 1RS

£240,000  
FREEHOLD

Welcome to 25 Swallow Drive, a charming two-bedroom end-terrace home, ideally located in the picturesque village of Pool-in-Wharfedale. Rich in history, this charming village offers a range of local amenities, including a post office, village hall, and a selection of welcoming pubs, all contributing to its warm and vibrant community atmosphere.

MONROE

SELLERS OF THE FINEST HOMES



**Approx. Gross Internal Floor Area 835 sq. ft / 77.57 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Alwoodley Sales  
 716 King Lane Alwoodley  
 Leeds  
 West Yorkshire  
 LS17 7BA

0113 870 4443  
 hello@monroestateagents.com  
 www.monroestateagents.com

**MONROE**

SELLERS OF THE FINEST HOMES