



David  
Phillip

redefining estate agency



5 Swallow Close, Otley, LS21 1RR  
Price Guide £750,000



4



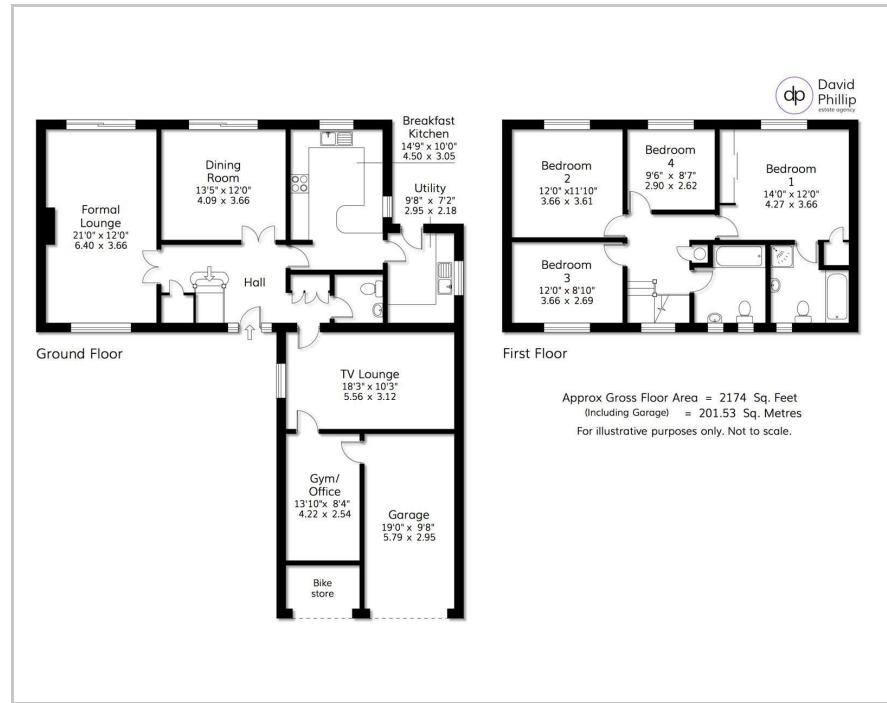
3



2



## Floor Plan



## Area Map



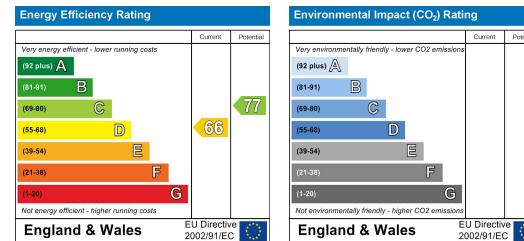
## Accommodation

- A Beautifully Presented Stone Built, Part Rendered, Detached Family House.
- Offering Four Double Bedrooms and Two Spacious Bathrooms
- Three Generous Size Reception Rooms and Guests Cloaks/WC
- Breakfast Kitchen with Integrated Appliances and Utility Room
- Partly Converted Garage Providing Gym and Bike Store also
- Good Sized Enclosed Private Rear Lawned Garden with Decking and Shed for Storage
- Sought After Residential Cul-de-Sac Location Close to Local Amenities
- Energy Performance Certificate (EPC) Rating D / Freehold, Leeds City Council Tax G

## Viewing

Please contact our David Phillip Estate Agents Office on 01134 676 400 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.