



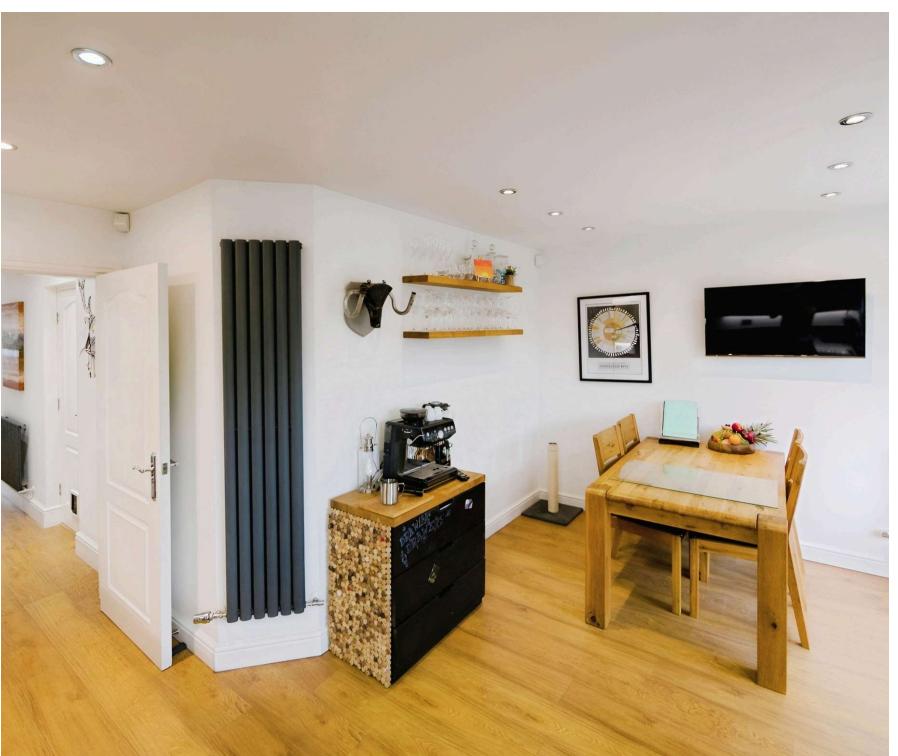
The Beeches, Pool In Wharfedale, LS21 1TL

£495,000

An opportunity to own this Four bedroom, Two Bathroom home & Two Car Drive

This immaculate four-bedroom end-of-terrace home is nestled in the highly sought-after conservation area of Pool in Wharfedale, a charming and picturesque village in the Lower Wharfedale Valley, you really do need to see this property from the rear to take in the views and scenery. The property beautifully blends contemporary living with period character, offering generous accommodation that includes a spacious open-plan kitchen and dining area, ideal for modern family life and entertaining. From the rear, the house enjoys stunning panoramic views of the surrounding countryside, enhancing its peaceful, rural feel. Set within a well-maintained and quiet residential street, the home also benefits from off-street parking and a garage, a rarity in such a desirable village setting. Pool in Wharfedale itself is renowned for its welcoming community, excellent primary school, and proximity to scenic walking routes along the River Wharfe. The village is also well-connected, with easy access to nearby towns such as Otley, Ilkley, and Harrogate, as well as Leeds and Bradford via road or public transport. Local amenities include a traditional village pub, a post office, and a general store, making day-to-day living exceptionally convenient. Offering the perfect balance between countryside charm and modern convenience, this home is an exceptional opportunity for families looking to settle in one of West Yorkshire's most attractive and well-regarded locations.







Upon arrival, you are greeted by off-street parking and a single garage, providing secure and practical solutions for storage. The property enjoys amazing views, enhanced by its elevated position, and is nestled amongst green spaces, walking and cycling routes, and nearby parks—perfect for family leisure or an active lifestyle.

Internally, the heart of this home is the beautifully appointed open-plan kitchen. Bathed in natural light and designed with a dedicated dining space, it is both a sociable and practical zone for entertaining and daily life. The kitchen also offers tranquil garden views, going upstairs you benefit from the homes lounge with access to a charming balcony, delivering a seamless connection to the outdoors and an ideal space to unwind on a summers evening.

Accommodation is thoughtfully arranged across two floors. The master bedroom is a true sanctuary, featuring an en-suite shower cubicle for added privacy and convenience. Two further generously-sized double bedrooms, plus a well-proportioned single bedroom, provide flexible space for growing families or a home office. The principal bathroom is elegantly finished, boasting a P-shaped bath and a heated towel rail, catering for both relaxation and functionality.

The property boasts a beautifully landscaped and fully enclosed garden, offering both privacy and tranquility—perfect for families and outdoor entertaining. Carefully designed with a blend of lawn, patio, and established planting, the space is ideal for enjoying warm summer days or hosting gatherings with friends and family. One of its most unique and charming features is its position directly next to the village cricket pitch, providing a picturesque outlook and a sense of open space rarely found in residential gardens. Whether you're relaxing with a book, watching a weekend match, or simply soaking in the peaceful surroundings, this garden offers a truly special setting that captures the spirit of village life.



Transport links

🚌 Bus Services -

Main Street stop:

Includes A2 (Bradford–Harrogate), A3 (Otley–Bradford), 781 (Leeds–Otley), 923 (Wetherby–Otley), and 940 (Leeds–Otley)

🚂 Railway service -

Railway station: Pool-in-Wharfedale had its own railway station until closure in 1965. Today, the nearest active train station is at Burley-in-Wharfedale, part of the Leeds–Ilkley/Skipton line offering frequent half-hourly services to Leeds and Bradford

🚗 Road Connectivity

The village sits at the junction of the A658 (Bradford–Harrogate) and A659 to Otley, providing direct access by car to Leeds (~10 mi south-east), Bradford (~11 mi north-west), and Harrogate (~9 mi north)



4



2



Garage &
Driveway



Council Tax = E



1



Freehold



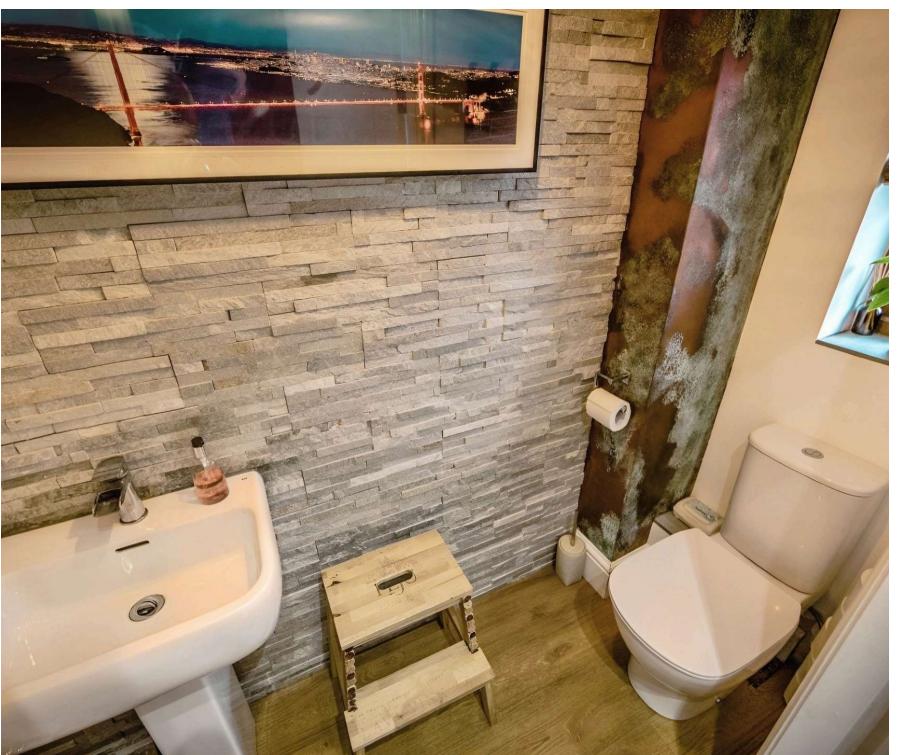
Town
House

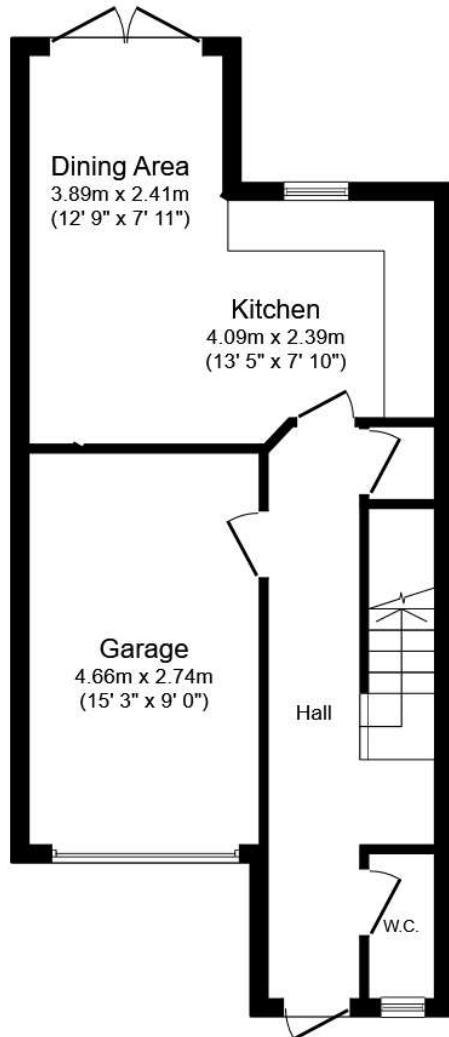


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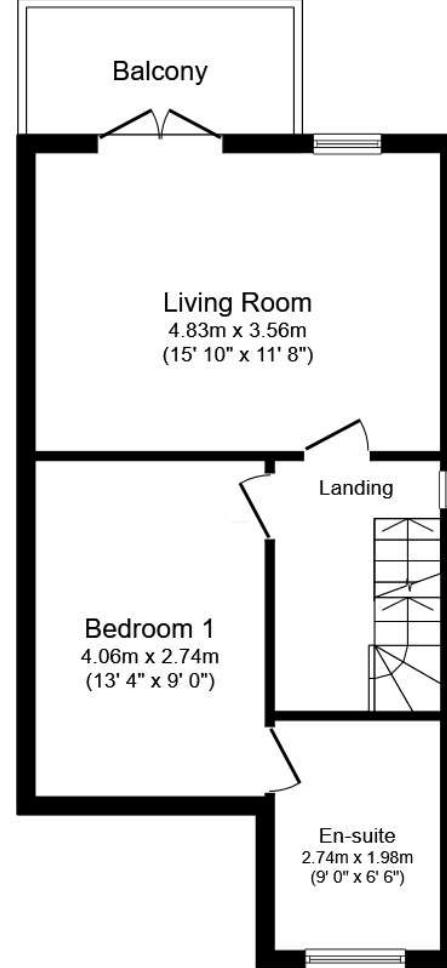
1353 SQFT





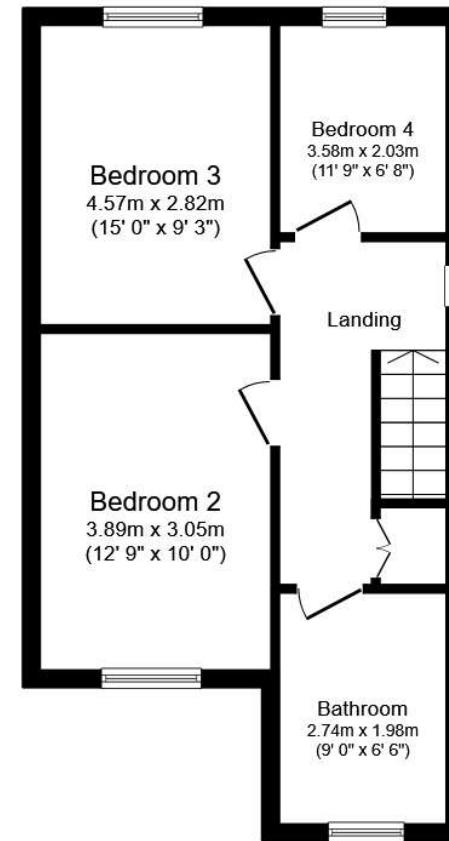
Ground Floor

Floor area 44.5 sq.m. (479 sq.ft.)



First Floor

Floor area 40.6 sq.m. (437 sq.ft.)



Second Floor

Floor area 40.6 sq.m. (437 sq.ft.)

Total floor area: 125.7 sq.m. (1,353 sq.ft.)

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**93 New Road Side,
Horsforth,
LS18 4QD**

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.