



Moor Lane, East Keswick, LS17 9ES

- FOUR BEDROOM COTTAGE
- HIGH FINISH THROUGHOUT
- TARMAC DRIVEWAY
- VILLAGE LOCATION
- MODERN KITCHEN AND BATHROOM
- EPC RATING - C / COUNCIL TAX - TBC

Asking Price £625,000



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DESCRIPTION

Situated in the sought after village of East Keswick, this four bedroom dormer bungalow, is finished to an exceptional standard and is the perfect property for those looking for spacious living.

Upon entering the property, a welcoming hallway immediately sets the tone with laminate flooring and oak doors providing the perfect entrance.

The heart of this home is the open-plan kitchen and dining area, a versatile space large enough to provide an additional lounge area or for family dining. Thoughtfully designed for both everyday living and meal preparation, it features sleek worksurfaces which are complimented by a range of fitted wall and base units which offer excellent storage and functionality. The kitchen island enhances the space, providing extra storage as well as a breakfast bar with room for seating, perfect for casual dining or gathering with family and friends. Bi-fold doors provide excellent natural light into this space as well as providing access to the garden.

The living room offers a tiled decorative fireplace, and a large bay window which allows natural light to flood in.

Bedrooms three and four are both double rooms which offer excellent space for bedroom furniture, and also both have access to a shared ensuite which is comprised of a low level wc, walk in shower with rainfall attachment, heated towel and hand wash basin on a vanity unit. Bedroom four offers 'French' doors which connects the bedroom to the outdoor space.

The downstairs is completed by a wc and utility room which offers plumbing for a washing machine.

To the first floor, the master bedroom and bedroom two offer well sized double bedrooms, with ample space for bedroom furniture.

The house bathroom is comprised of a bath with shower over, low level wc, and hand wash basin with additional storage.

To the rear, the garden is mainly laid to lawn with raised stone borders. A patio area sits beside the kitchen bi-fold doors and provides the perfect space for outdoor furniture and to entertain guests. The front aspect is partially laid to lawn to either side of the tarmac driveway which offers convenient off street parking. Mature bushes and shrubs populate the front.

East Keswick benefits from a wide range of local amenities including a church, butchers, pubs and offers great access to Harrogate and Wetherby and onto the A58 into Leeds and to the A1. The neighbouring villages support a further range of amenities with the town centre of Wetherby only a short distance away.

AGENTS NOTE - current owner is awaiting clarification of council tax band due to the renovations that have been completed may change the current band

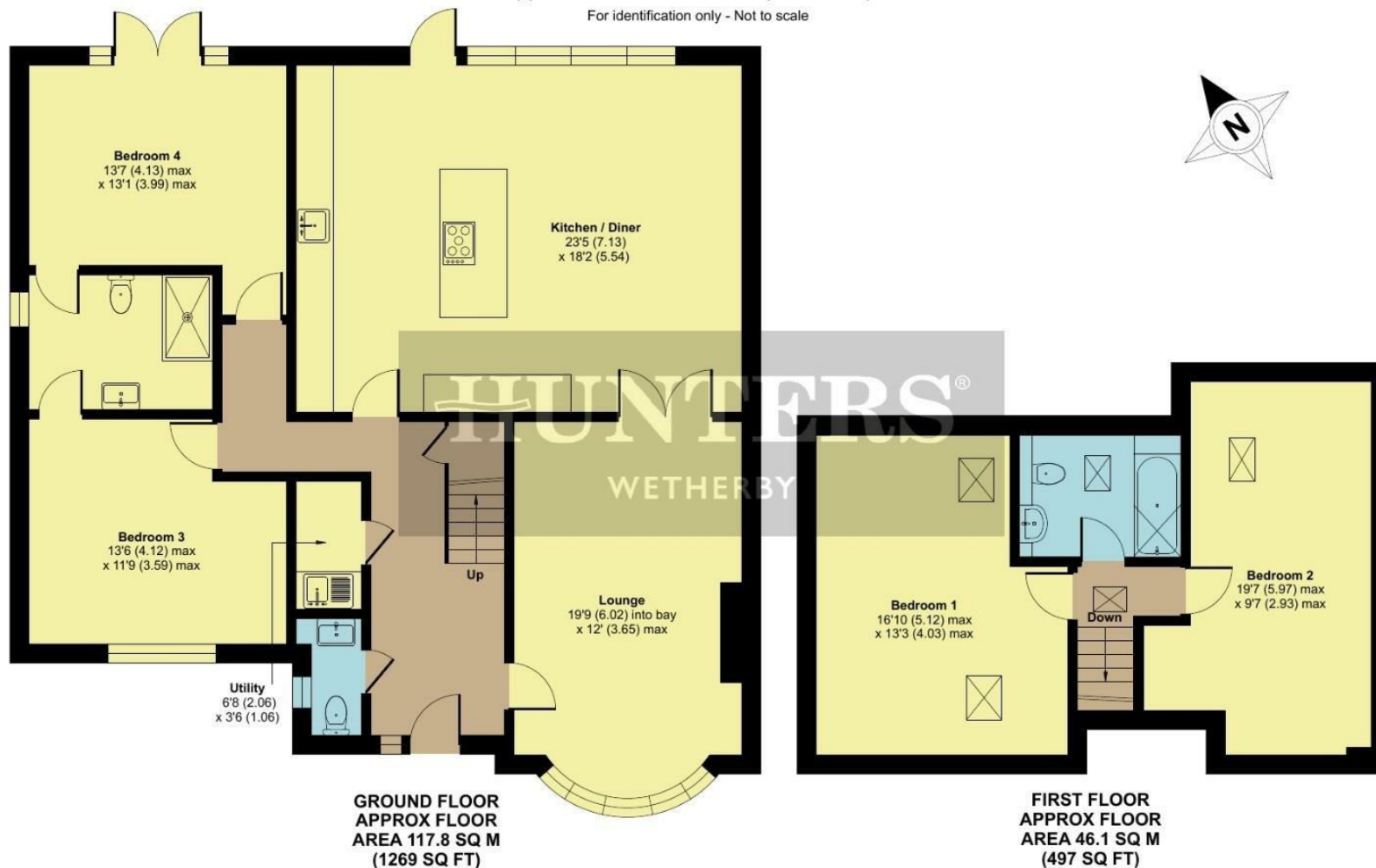




Rosemary Cottage, Moor Lane, East Keswick, Leeds, LS17

Approximate Area = 1766 sq ft / 164 sq m

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	82
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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