

shaver socket.

### WET ROOM

2.54m x 1.7m (8'4" x 5'6")

Fitted with a low flush w.c., pedestal wash basin, step-in shower cubicle with curtain, chrome heated towel rail, double glazed window, tiled walls and central light fitting.

### TO THE OUTSIDE

Tarmac driveway provides off road parking for several vehicles and access to :-

### INTEGRAL DOUBLE GARAGE

5.52m x 4.59m (18'1" x 15'0")

With electric up and over door, light, power and water laid on. Double glazed window to side.

### GARDENS

The front garden is set largely to lawn with deep established and well stocked flower beds with a range of bushes, shrubs and trees which provide a good degree of privacy to the front. Passing an established rowan tree and neatly maintained laurel hedge to side with a space for bin store, a flagged path leads round to attractive south facing rear garden. With generous proportions this private garden is a real feature of this property, set largely to lawn bordered with established hedgerows and deep shaped flower beds with a range of well stocked herbaceous bushes and shrubs and flowers. A flagged patio area provides ideal space for outdoor entertaining and 'al-fresco' dining in the summer months, with established shaped rose beds.

### COUNCIL TAX

Band G (from internet enquiry).



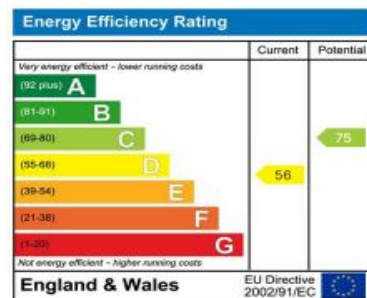
### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point. None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property. Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared August 2024



## East Keswick ~ 21 Rose Croft, LS17 9HR

An impressive five-bedroom detached family home enjoying established south facing rear gardens, quietly positioned within this highly sought after cul-de-sac location in the popular village of East Keswick.

- Available with the benefit of no upward chain
- Scope and opportunity to modernise
- Off-road parking and integral double garage
- Flagged patio and south facing family garden
- Established gardens, front and rear
- Five bedrooms, house bathroom and wet room to first floor
- Three reception rooms and further sun room to ground floor



**£725,000** PRICE REGION FOR THE FREEHOLD

### MISREPRESENTATION ACT

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## EAST KESWICK

East Keswick is a much sought after West Yorkshire Village with the majority of properties being stone built and of similar quality. Almost equidistant to Leeds and Harrogate with York, major road, rail and air networks within comfortable commuting distance. The area is well served by shops, schools and sporting facilities including swimming pool, golf courses, most varieties of sports clubs, fishing etc.

### DIRECTIONS

From Wetherby proceeding along the A58 towards Leeds turn right at the traffic lights in Collingham onto Harewood Road. Leaving Collingham take the first left turning onto Crabtree Lane towards East Keswick. Upon entering the village turn right onto Rose Croft, keep right at the fork in the road and proceeding towards the head of the cul-de-sac No 21 is located on the left hand side.

### THE PROPERTY

Coming to the open market for the first time since its build in 1974, this much loved family home is advertised with the benefit of no upward chain. Now providing scope and opportunity for modernisation along with further extension, subject to necessary planning consents.



Benefiting from gas fired central heating and double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises :-

## GROUND FLOOR

### ENTRANCE HALLWAY

Entering through double glazed composite front door into wide entrance hallway with staircase leading to first floor, storage cupboard beneath, two central light fittings and single radiator.

### LIVING ROOM

6.13m x 3.61m (20'1" x 11'10")  
With double glazed bay window to front overlooking front garden, double radiator beneath, further double glazed window to rear and radiator beneath. Feature fireplace with concrete hearth, stone surround, timber mantle piece with coal effect "living flame" gas fire inset, continuation to television stand, two central light fittings, two wall lights and decorative ceiling cornice.



### DINING ROOM

3.97m x 3.62m (13'0" x 11'10")  
With double glazed patio door overlooking rear garden, double radiator, central light fitting, decorative dado rail and ceiling cornice.



### BREAKFAST KITCHEN

3.95m x 3.45m (12'11" x 11'3")  
A fitted kitchen comprising range of wall and base units, cupboards and drawers, work surfaces with tiled splashbacks. Integrated appliances include electric oven and microwave above, AEG electric hob with extractor fan above, AEG deep fat fryer with drainer, one and a half bowl stainless steel sink unit with drainer and mixer tap above. Double glazed window overlooking rear garden, space for undercounter dishwasher, raised recess for fridge, serving hatch into dining room, double radiator, two halogen strip light fittings, tiled walls with tile effect vinyl floor covering,

glass door leading to :-



### SUN ROOM

2.83m x 2.2m (9'3" x 7'2")  
With double glazed sliding patio door and further double glazed window to side, single radiator, central light fitting and ceiling cornice. Sliding door leading to :-

### UTILITY

2.58m x 2.19m (8'5" x 7'2")  
With double glazed window and rear door, work surface with wall and base units, stainless steel sink unit with drainer and mixer tap. Space and plumbing for automatic washing machine, tumble dryer and chest freezer, wall mounted Baxi gas fired central heating boiler, halogen strip light, tiled walls and tile effect vinyl floor covering.

### SNUG/HOME OFFICE

3.16m x 2.42m (10'4" x 7'11")  
With double glazed window, single radiator, central light fitting, ceiling cornice.

### DOWNSTAIRS W.C.

2.01m x 1.11m (6'7" x 3'7")  
Fitted with low flush w.c., pedestal wash basin, single radiator, frosted glazed window, tiled walls and central light fitting.

## FIRST FLOOR

### LANDING

With double glazed window to front, radiator beneath and central light fitting, airing cupboard housing insulated hot water tank with linen shelving above.

### BEDROOM ONE

3.98m x 3.62m (13'0" x 11'10")  
With double glazed window overlooking rear garden, radiator beneath, fitted wardrobes, central light fitting and ceiling cornice.



### BEDROOM TWO

4.54m x 3.03m (14'10" x 9'11") max into bay  
With double glazed dormer window to front, radiator beneath, central light fitting.

### BEDROOM THREE

3.61m x 3.01m (11'10" x 9'10") widening to 3.98m (13'0")  
With double glazed window overlooking rear garden, radiator beneath, fitted wardrobes either side of the bed and further fitted dressing table, central light fitting and ceiling cornice.



### BEDROOM FOUR

3.46m x 2.24m (11'4" x 7'4") Widening to 3.01m (9'10")  
With double glazed window to rear, radiator beneath, central light fitting and ceiling cornice.

### BEDROOM FIVE

2.96m x 2.71m (9'8" x 8'10")  
With double glazed window to front, radiator beneath, central light fitting and ceiling cornice.

### BATHROOM

2.52m x 2.09m (8'3" x 6'10") max  
Fitted with modern white suite comprising low flush w.c., pedestal wash basin, shaped corner bath, double glazed window, chrome heated towel rail, mirror fronted medicine cabinet, tiled walls, central light fitting and

