



School Lane, East
Keswick, LS17 9DA
£495,000

4 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

Located within the highly sought after village of East Keswick, lies this rare opportunity to purchase a four bedroom detached family home set on a large plot that is in need of full renovation. School Lane is situated within the ever popular village of East Keswick serviced by a good variety of local amenities including a butchers shop, beauty salons, public houses and churches. In the immediate vicinity are numerous sporting facilities such as golf courses and sports clubs, as well as shops and schools for all age groups, whilst providing easy access to Wetherby, Harrogate and Leeds.

The property is in need of some renovation and briefly comprises; entrance hallway to the front, spacious living through dining room, kitchen with rear porch, double bedroom and house bathroom. To the first floor are three more double bedrooms, one with an ensuite w.c. and another with a walk in wardrobe/large cupboard that could also be converted in to another ensuite. The property is set on a sizeable plot with a large gravelled driveway to the rear with space for numerous cars and a good sized lawned garden to front surrounded by hedges making the plot very private. Attached to the side of the house is a large outhouse/double garage space that is currently used for storage.

The property also benefits from double glazing and blown-air gas central heating. A viewing is recommended to truly appreciate the size and rarity of this well sized family home with enormous potential.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, double glazed window and cupboard.

THROUGH LOUNGE/DINER

Double glazed windows to front and rear, electric fire and coving to ceiling.

KITCHEN

Fitted wall and base units with work surfaces over, sink unit, space for oven, tiled walls and double glazed window.

BEDROOM TWO

Double glazed window to front and coving to ceiling.

BATHROOM

Coloured three piece suite comprising panelled bath with shower over, hand wash basin, low level WC and double glazed window to rear.

REAR PORCH

Double glazed entrance door and window to side.

FIRST FLOOR

BEDROOM ONE

Double glazed window to rear.

BEDROOM THREE

Double glazed window to side, fitted wardrobes and eaves storage.

BEDROOM FOUR

Double glazed window to side and walk in wardrobe.

OUTSIDE

FRONT GARDEN

Laid mainly to lawn with paved area and garden shed.

REAR GARDEN

Mainly gravelled with garden shed and driveway providing parking for numerous cars.

DOUBLE GARAGE/OUTHOUSE

Attached garage with lighting and power points.



School Lane, East Keswick, Leeds, LS17

APPROX. GROSS INTERNAL FLOOR AREA 1620 SQ FT 150.4 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT, STORE & INCLUDES GARAGE / UTILITY)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Linley & Simpson REF : 582671

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.