



Ground Floor

Floor Area 53.89 sq.m. (580 sq.ft.) Approx

9 The Paddock, East Keswick, Leeds, LS17 9EN

NOT TO SCALE For layout guidance only



East Keswick ~ 9 The Paddock, LS17 9EN

A two bedroom semi-detached bungalow providing scope for modernisation and improvement available with no onward chain. Occupying a pleasant position in this popular village overlooking undulating countryside.

- Two bedroom semi-detached bungalow
- Living room and kitchen
- Shower room and separate w.c.
- Gas fired central heating and replacement UPVC double glazed windows
- Gardens front and rear and garage

£210,000 PRICE REGION FOR THE FREEHOLD



2 Recep



2 Beds



1 Shower

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. At Collingham traffic lights bear right into Harewood Road. Leaving Collingham take the next left turning towards East Keswick. Entering the village along Main Street turn left to The Close and left into The Paddock where the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

A two bedroom semi-detached bungalow providing scope for further modernisation and improvement and extension, subject to planning consent.

Available with no upward chain, the accommodation in further detail comprises :-

SIDE ENTRANCE PORCH

Leading to :-

ENTRANCE HALL

Radiator, loft access.

LOUNGE

19'3" x 10'5" (5.87m x 3.18m)

Double glazed window to rear, fireplace and hearth, two radiators, ceiling cornice.



KITCHEN

7'7" x 7'4" (2.31m x 2.24m)

With wall and base cupboards, work tops, stainless steel sink unit, tiled and panelled walls, double glazed window, Baxi gas fired central heating boiler.



BEDROOM ONE

12'9" x 10'2" (3.89m x 3.1m)

Double glazed window to front, radiator, ceiling cornice.



BEDROOM TWO

8'8" x 8'1" (2.64m x 2.46m)



Double glazed window to front, radiator.

SHOWER ROOM

Tiled walls, shower cubicle, pedestal wash basin, double glazed window, radiator.



SEPARATE W.C.

Double glazed window.

TO THE OUTSIDE

Paved driveway to the side of the property gives access to :-

DETACHED GARAGE

16' x 9' (4.88m x 2.74m)

Having up and over door.

GARDENS

The front and rear being low maintenance, paved and shale to the front, paved to the rear with aspect overlooking undulating fields and woodland. Outside water tap.



COUNCIL TAX

Band C (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 March 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		