

detailing to each side. A raised timber decking from the kitchen affords pleasant countryside aspect over undulating countryside of the East Keswick nature reserve. Gravelled area provides ideal space for outdoor entertaining, barbecue and 'al-fresco' dining.



**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 July 2021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 The Paddock, East Keswick, Leeds, LS17 9EN  
Total floor area 100.5 sq.m. (1,082 sq.ft.) Approx

NOT TO SCALE For layout guidance only

**MISREPRESENTATION ACT**

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**East Keswick ~ 11 The Paddock, LS17 9EN**

A well proportioned and beautifully presented three bedroom semi-detached home having been skilfully extended to ground floor along with fabulous loft conversion. Occupying a choice position within this popular village location with aspect to rear overlooking undulating countryside.

- Three bedroom semi-detached home
- Extended kitchen diner with bi-fold doors
- Generous size living room with large picture window to rear
- Cleverly converted first floor with principal bedroom and en-suite bathroom
- Two bedrooms and shower room to ground floor
- Gas fired central heating and replacement UPVC double glazed windows and doors

**1 Recep 3 Beds En-suite Bathroom Shower room**

**£375,000** PRICE REGION FOR THE FREEHOLD



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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 onto Harewood Road leaving Collingham take the next left towards East Keswick. Entering the village along the Main Street turn left onto The Close, as you approach the junction with The Paddock, the property can be identified opposite with a Renon & Parr for sale board.

### THE PROPERTY

Extended to the rear and with cleverly converted loft space providing principal bedroom with en-suite, this beautifully presented and deceptively spacious semi-detached home needs to be viewed to be fully appreciated, in particular the refitted kitchen/diner with bi-fold doors and aspect to rear over adjoining countryside.



Benefiting from gas fired central heating and double glazed UPVC windows and doors in further detail giving approximate room sizes comprises :-

### ENTRANCE HALLWAY

Through double glazed UPVC front door with window to side with Karndean wood effect flooring, radiator to side, staircase leading to first floor.

### LOUNGE

19'0" x 10'5" (5.8m x 3.2m)

A light and bright living room with large picture window to rear overlooking rear garden, pendant lighting, double radiator, feature fireplace with tiled hearth.



### KITCHEN / DINER

15'0" x 15'5" (4.58m x 4.7m)



A bright and open extended kitchen diner comprising range of Shaker style wall and base units including cupboards and drawers, Quartz worksurfaces, up-stand and island unit, integrated Zanussi appliances of oven, microwave oven, induction four ring hob with extractor hood above, stainless steel inset sink unit with mixer tap, Karndean flooring. Large attractive lantern roof and

benefiting from full width bi-fold doors onto raised decking area and overlooking rear garden with countryside views beyond, double radiator, recess ceiling lighting and three pendant lights over the island unit, integrated fridge freezer and dishwasher.

### UTILITY

Accessed from the breakfast kitchen, the utility space benefits from wall and base cupboards, space and plumbing for automatic washing machine and tumble dryer, worksurface to one side, single radiator, cloaks hooks.

### SHOWER ROOM

7'6" x 5'2" (2.29m x 1.6m)

An attractive modern white suite comprising low flush w.c., vanity wash basin and walk-in shower cubicle, part tiled walls, tiled floor, chrome heated towel rail, single radiator, double glazed window to side and extractor fan.



### BEDROOM TWO

10'0" x 9'10" (3.05m x 3m)

Ground floor double bedroom with large picture double glazed window to front, double radiator beneath and pendant lighting.

### BEDROOM THREE

8'11" x 8'0" (2.73m x 2.46m)

With double glazed window to front, double radiator beneath and pendant lighting.

### FIRST FLOOR

Staircase from the hallway leads to a skilfully converted loft revealing :-

### PRINCIPAL BEDROOM

18'2" x 16'8" (5.56m x 5.1m) max

A large principal suite benefiting from three double glazed Velux windows, two access hatches to eaves storage at front and rear elevation, large double radiator.



### EN-SUITE BATHROOM

6'11" x 6'9" (2.12m x 2.06m)

An attractive modern white suite comprising low flush w.c., vanity wash basin and panelled bath with mixer tap and shower head above, double glazed Velux window, part tiled walls, Karndean wood effect laminate flooring, chrome heated towel rail, wall lighting and extractor fan.



### TO THE OUTSIDE

A stone flagged driveway provides off-road parking to the front, steps leading to side door entrance, electric up and over door provides access to :-

### EXTERNAL STORE

6'3" x 5'6" (1.93m x 1.7m)

With light and power laid on providing useful storage space and housing wall mounted Worcester Bosch gas fired central heating combi boiler.

### GARDENS

The front garden set mainly to lawn bordered with timber railway sleepers behind a front hedge of bushes and shrubs. The rear garden again set predominantly to lawn bordered with established bushes and shrubs with attractive railway sleeper flower beds and timber fenced