



## CLITHEROE HOUSE SCHOOL LANE LEEDS, LS17 9DA

£965,000  
FREEHOLD

Clitheroe House is an exemplary period property which offers modern finishes and a stunning walled garden, set in the heart of East Keswick village in North Leeds.

MONROE

SELLERS OF THE FINEST HOMES

# CLITHEROE HOUSE SCHOOL LANE

- A Generous 5 bedroom family home
- Modern Wren kitchen
- Light and bright orangery
- Over 2,600 Sqft internally
- Detached garage and workshop
- South east facing walled garden
- Off street parking
- House bathroom
- En suite
- Large split level living room



Clitheroe House is an immaculate, one-of-a-kind property that combines the best of period architecture and modern styling and is set in one of the most sought-after villages in north Leeds. This stunning home dating back to the 17th Century and occupies an enviable position and boasts a large resin driveway, detached double garage and workshop, and a fabulous southeast-facing walled garden.

Stylish, contemporary interiors are present throughout. You enter this home into a spacious entrance hallway that grants access to a wonderful living room with a raised area perfect for a snug, playroom or home office. The living room boasts a granite surround fireplace with log burner and overlooks the southeast-facing garden.

The vendors have recently installed a wonderful Wren kitchen featuring quartz worktops, island with breakfast bar, double-inset Belfast sink, quooker tap, integrated appliances, Amtico flooring and a large pantry. From the kitchen there is access to the stunning orangery, an excellent addition added by the current owners, which houses living and dining areas and double doors onto a patio which leads on to a walled garden ideal for entertaining.

Heading upstairs there are five large double bedrooms. The principal bedroom comes with access to a large en suite which also acts as a jack-and-jill house bathroom. Bedroom two overlooks the fabulous back garden and

bedroom three benefits from an en suite shower room.

The top floor has two further double bedrooms which feature exposed beams and lots of natural light from Velux windows. The top floor benefits from fitted storage and far-reaching views from all windows.

Externally this home, provides plenty of off-street parking with a resin drive which provides access to a double garage and workshop. To the rear is a large walled and lawned garden making it the perfect place to raise a family.

To find out more about this show-stopper home and to arrange a viewing call Monroe.

## ENVIRONS

Situated within the highly regarded village of East Keswick, Clitheroe House is served by a good variety of amenities, such as a local butcher and a beauty salon. The immediate area is further well served by numerous sporting facilities including golf courses and swimming pool, sports clubs, shops and schools for all age groups. East Keswick also offers fantastic connectivity with easy access to Wetherby, Harrogate and Leeds, as well as close proximity to the motorway..

## REASONS TO BUY

- Excellent school catchment location
- Sought-after village location
- Superb amenities close by
- Gorgeous, walled garden
- 5 double bedrooms
- Light and bright orangery
- Modern Wren kitchen
- Ample off-street parking
- Detached garage and workshop
- South East facing garden

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## CLITHEROE HOUSE SCHOOL LANE





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		78	56

Main House Gross internal floor area including cellar & eaves (approx.): 249.7 sq m (2,688 sq ft)

Garage Gross internal floor area (approx.): 35.5 sq m (382 sq ft)

Combined Gross internal floor area (approx.): 285.2 sq m (3,070 sq ft)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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