



## South Bank, , East Keswick, LS17 9HD

- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY DECORATED
- GORGEOUS GARDEN
- OPEN PLAN ASPECT
- WELL SIZED BEDROOMS
- COUNCIL TAX BAND - B/ EPC RATING - C

**£425,000**



# South Bank, , East Keswick, LS17 9HD

## DESCRIPTION

HUNTERS WETHERBY ARE PROUD TO PRESENT THIS THREE BEDROOM SEMI DETACHED HOME IN THE SOUGHT AFTER LOCATION OF EAST KESWICK!

Upon entering the property you are greeted with an open and airy hallway with access to the ground floor rooms, that briefly comprise of open plan living dining and kitchen area with utility.

The modern kitchen which has been finished to a beautiful standard is fitted with a range of wall and base units, integrated appliances consist of dishwasher, electric oven and four ring gas hob. A convenient breakfast bar provides extra seating for guests or spending time with family.

The spacious dining area of the open plan room which features bifold doors creates the feeling of indoor outdoor living, perfect for these upcoming summer months.

Continuing through the room is the lounge area featuring a large window to the front of the property filling the room with natural light.

To the first floor of the property are three bedrooms and house bathroom. The master bedroom is a well sized room allowing space for additional free standing furniture.

The three bedrooms are complemented by the modern house bathroom comprising, panel bath, low level w/c, pedestal wash hand basin, heated towel rail and fitted storage unit with shaver point inside.

To the front of the property is a tarmac driveway with lawned area. To the side of the property is gated access to the rear. To the rear of the property is lawned area, paved pathway, raised boarders and stone wall boundaries creating privacy to relax and enjoy time spent in the garden.

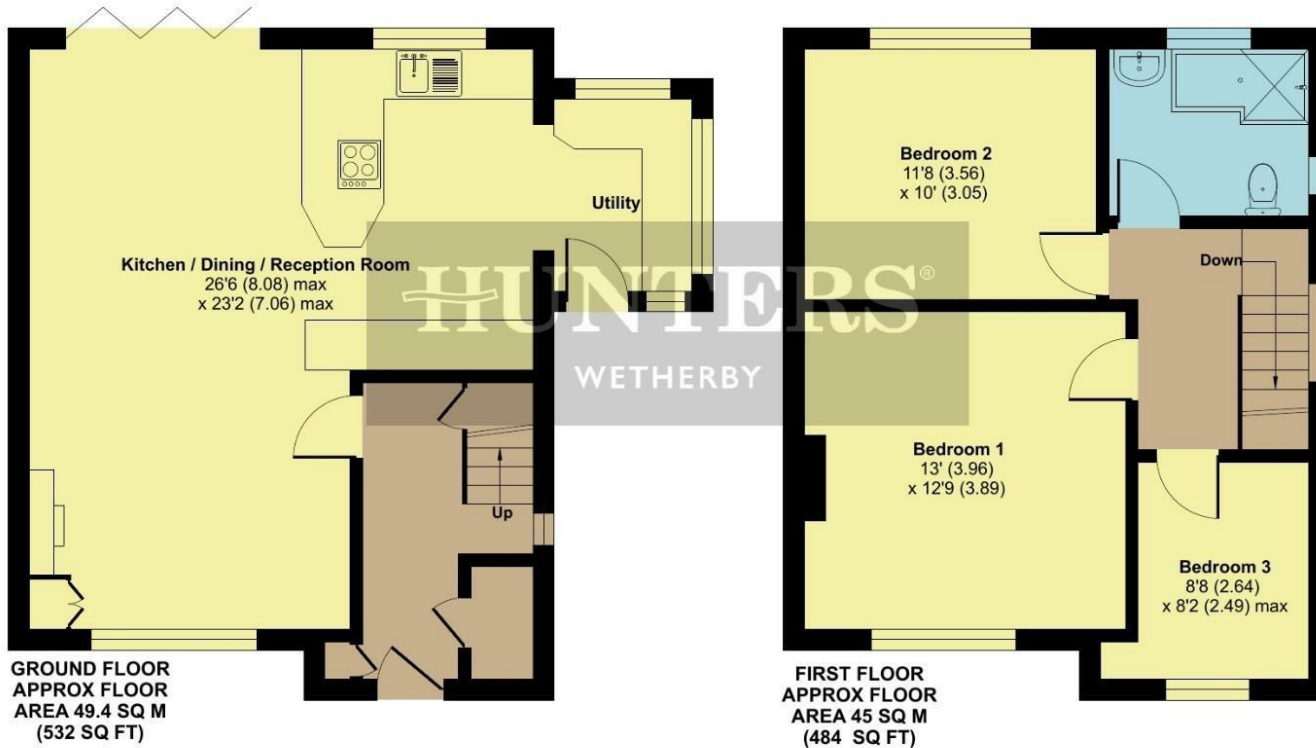
East Keswick benefits from a wide range of local amenities including a church, butchers, pubs and offers great access to Harrogate and Wetherby and onto the A58 into Leeds and to the A1. The neighbouring villages support a further range of amenities with the town centre of Wetherby only a short distance away.





# South Bank, East Keswick, Leeds, LS17

Approximate Area = 1016 sq ft / 94.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1138054

## Viewings

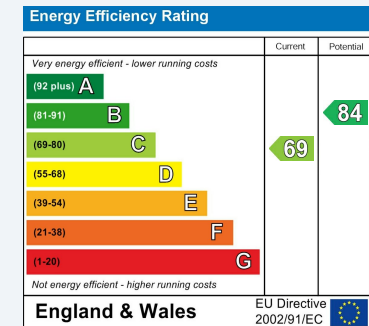
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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