



## Moor Lane, East Keswick, Leeds

- Stunning Four Bedroom Barn Conversion
- Off Street Parking
- Council Tax Band G
- Sought After Location
- Electric Car Charging Point
- EPC Rating C

**£2,500 Per Month**

**Council Tax: G**



# Moor Lane, East Keswick, Leeds

## DESCRIPTION

Nestled in the picturesque countryside, this stunning Four bedroom barn conversion offers a perfect blend of modern luxury and rustic charm. Welcome to your new sanctuary, where every detail has been carefully crafted to provide the utmost comfort and style.

Step inside to discover a spacious lounge, adorned with period exposed beams and featuring French doors that beckon you to the outdoor beauty beyond. The heart of the home awaits in the expansive kitchen/diner, boasting modern amenities including a Rangemaster gas hob with double oven, dishwasher, and an American-style fridge freezer. Granite countertops add an elegant touch, while the dining area, with its ample space and natural light pouring in from Velux windows, is perfect for gatherings with friends or family.

This remarkable home boasts four bedrooms, including a large master bedroom complete with a luxurious En-suite featuring a double shower, basin, and W.C. Two additional double bedrooms provide ample space for family or guests, while the fourth bedroom can serve as a cosy single room or a convenient office space.

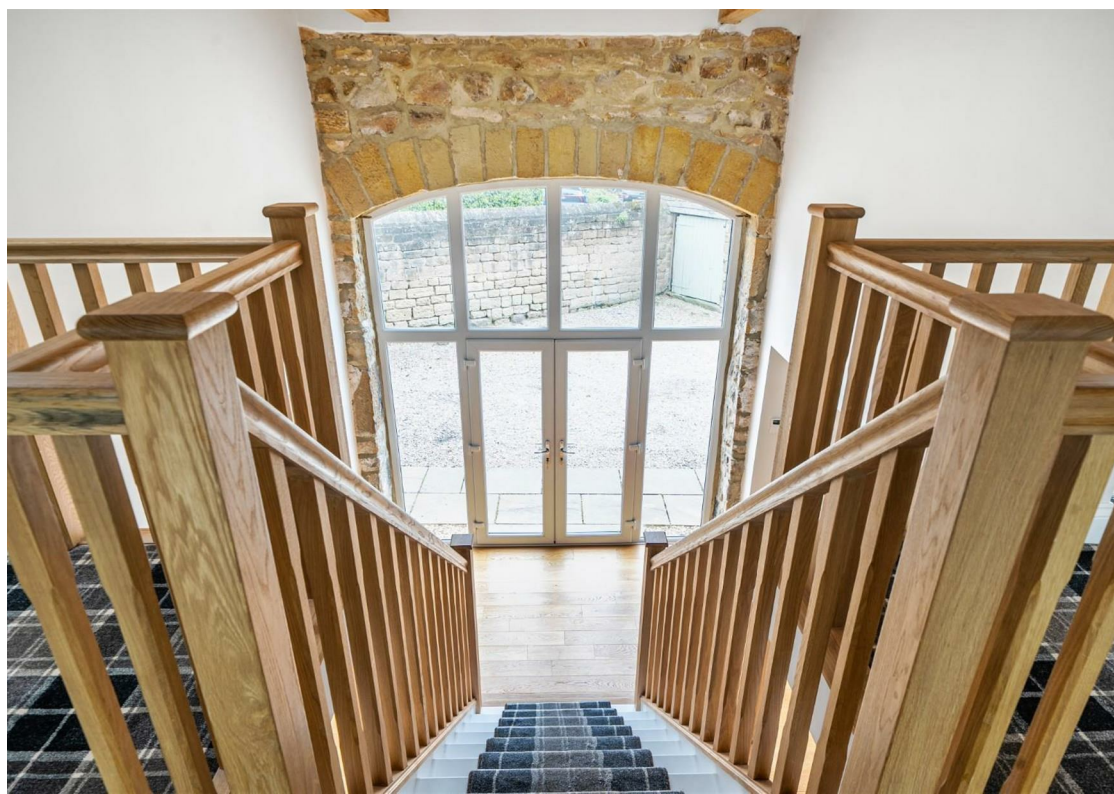
Indulge in relaxation in the family bathroom, where a large double shower with a waterfall head invites you to unwind. You'll also find a relaxing bath with mixer, WC, basin and plenty of storage offering a spa-like experience in the comfort of your own home.

Outside, enjoy the convenience of gravelled parking for two cars and an electric car charger, ensuring you're always charged and ready to go. With real wood flooring throughout the downstairs, every step exudes warmth and character.

Don't miss the opportunity to make this extraordinary property your own. Contact us today to schedule a viewing and start living the country dream in style!

Rent £2500  
Deposit £2884.61  
EPC Band C  
Council Tax Band G





# Moor Lane, East Keswick, Leeds, LS17

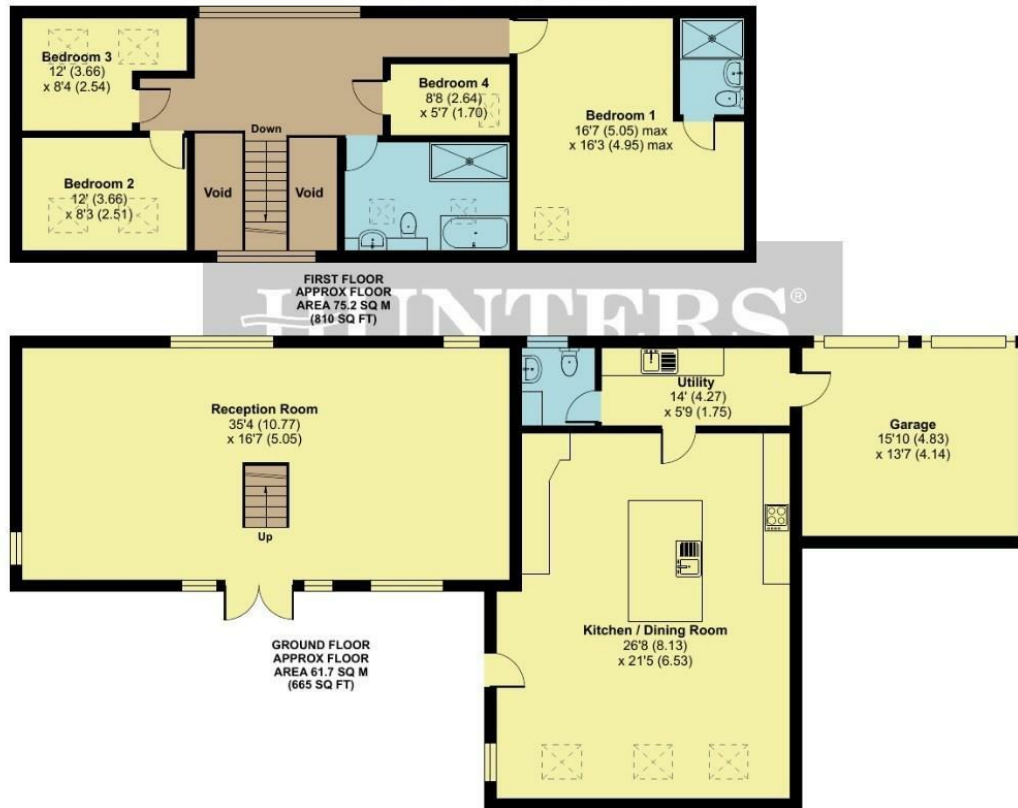
Approximate Area = 1475 sq ft / 137 sq m (excludes void)

Garage = 216 sq ft / 20 sq m

Outbuilding = 595 sq ft / 55.2 sq m

Total = 2286 sq ft / 212.2 sq m

For identification only - Not to scale



## 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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 79      | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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.



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1112438

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