



2 Laurel Close

East Keswick, Leeds, LS17 9HS



Robin Jessop

A DECEPTIVELY SPACIOUS FAMILY HOME SITUATED WITHIN AN ACCESSIBLE AND ATTRACTIVE VILLAGE LOCATION

- Semi-Detached Family House
- Spacious Accommodation
- Large Reception Room & Conservatory
- Four Bedrooms
- Low Maintenance Garden
- Allocated Parking & Single Garage
- Accessible Location Close to Leeds & Harrogate
- Guide Price: £350,000

SITUATION

Harewood 2 miles. Wetherby 5 miles. Harrogate 10 miles. Leeds 10 miles. Leeds Bradford Airport 11 miles. York 23 miles. Mainline railway services from Leeds and York.

East Keswick is a desirable village which is very accessible to the nearby centres of Leeds and Harrogate. The village has a true sense of community with a village hall which regularly hosts events, a church and Methodist chapel, tennis courts and recreational areas, a wildlife trust and two public houses with one serving meals. There is also a butcher's shop and beauty salon. The village has an excellent website where further details can be found on the events and clubs running within the village (<https://eastkeswick.org.uk/>).

DESCRIPTION

2 Laurel Close is a desirable family home situated within the centre of East Keswick. The property is in good order and benefits from being fully double glazed and having gas central heating.

The property is entered into via a small inner hall which has the stairs leading up the first floor and a useful storage cupboard. The hallway leads through into the large sitting room which has an electric fire set within a marble and wooden surround. The room has a bay window to the front with a dining area and a door which



leads into the attached conservatory which overlooks the garden. Completing the ground floor there is a well equipped kitchen with a good range of units complemented by an oven with grill, a gas hob, space for undercounter appliances as well as plumbing for a washing machine. Usefully, there is also a cloakroom with WC and basin.

To the first floor there are three bedrooms, two of which are well proportioned double bedrooms with built in wardrobes and each enjoy a pleasant outlook. There is a house bathroom on this floor which is fully tiled with a WC, hand basin and bath with shower over. There is also a single bedroom with useful cupboard.

To the second floor there is the fourth bedroom which has feature paneling, a storage cupboard and two velux windows.

Externally the property is complemented by a delightful garden which is to the rear and side of the property. To the rear is a large flagged patio with raised mixed planters with lawn to the side of the property. To the front there is an area of lawn with a path leading to the front door. There is also a single garage with allocated parking in front with additional street parking also available.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure. Title Number WYK29341.



WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///apart.taster.vocal](http://apart.taster.vocal)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

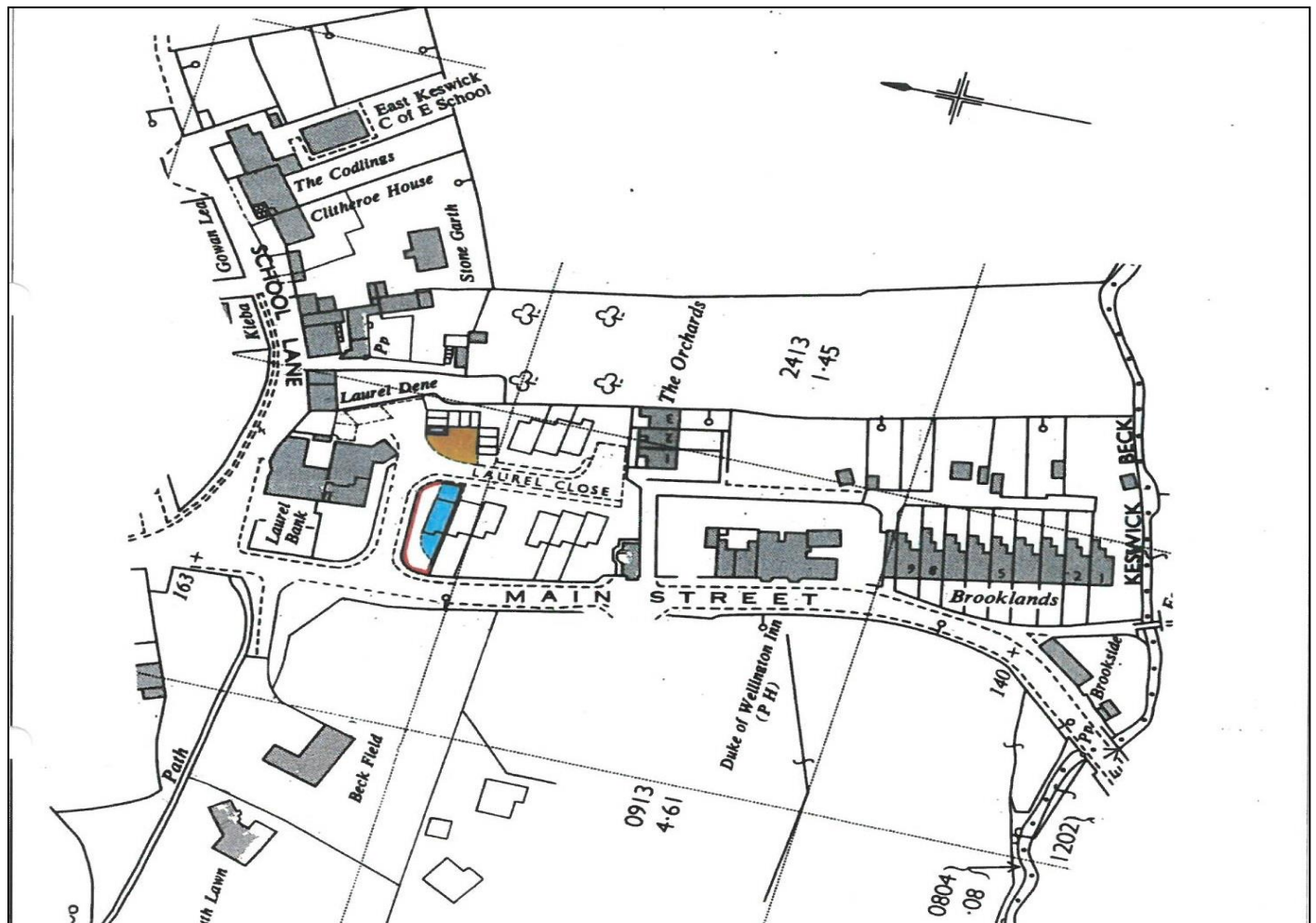
Mains electricity. Mains water. Mains drainage. Gas central heating.

BROADBAND

High speed connection available.

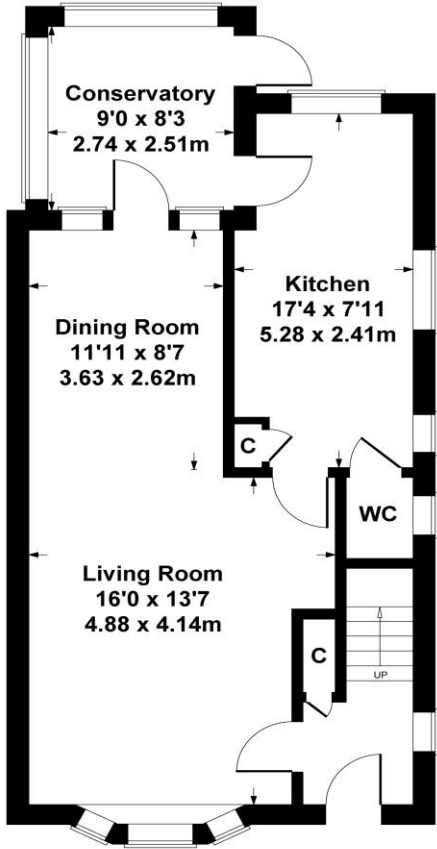
LOCAL AUTHORITY

Leeds City Council, Civic Hall, Leeds, LS1 1UR
Tel: 01132 224444

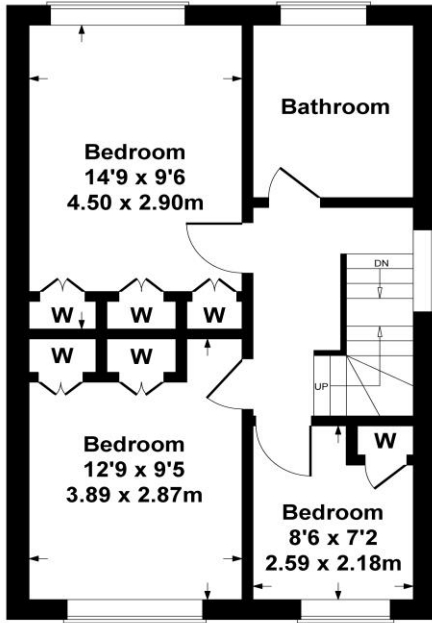


2 Laurel Close, East Keswick

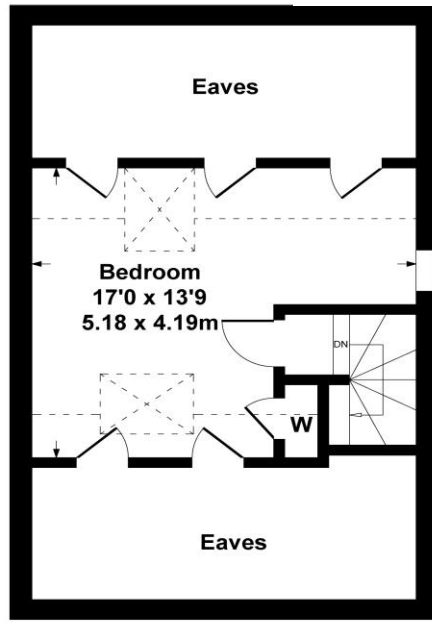
Approximate gross internal area
123 sq m - 1324 sq ft



GROUND FLOOR



FIRST FLOOR




SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM

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