



MAIN STREET
LEEDS, LS17 9DB

£1,100,000
FREEHOLD

Monroe is pleased to present this charming 4-bedroom detached home in the desirable village of East Keswick. With a generous layout and well-proportioned living spaces, it's ideal for family life. The property includes ample off-road parking and a spacious, beautifully maintained garden, perfect for outdoor entertaining.

MONROE

SELLERS OF THE FINEST HOMES

MAIN STREET

- Substantial space: Over 2,700 sq ft of versatile living area
- Stunning open-plan dining kitchen with a central island
- A dedicated, quiet study perfectly tucked away for home working
- Four Double Bedrooms
- Private Balcony
- Includes a large utility room, a separate store, and into eaves space
- Two en-suites plus a family bathroom means no more morning queues
- Four distinct reception areas
- Beautifully presented throughout
- A thoughtful, contemporary layout that prioritises light and flow



Stonehaven is situated in the heart of East Keswick, just a short walk from the local pub and conveniently close to highly regarded salons. The village is surrounded by beautiful walking routes, making it an ideal spot for dog walkers and outdoor enthusiasts.

This is an incredible opportunity to secure a stunning family home in a highly sought-after area.

This immaculately presented detached residence is the ideal choice for families seeking a tranquil yet vibrant community. With its perfect blend of modern luxury and practicality, this property is truly a standout.

Boasting four generously sized bedrooms, two of which feature ensuite bathrooms, convenience is at the forefront. The front bedroom is enhanced by a delightful balcony that invites natural light, creating a peaceful retreat to enjoy the beautiful surroundings.

The open-plan living area on the ground floor is designed for entertaining, with expansive bi-fold doors that seamlessly connect to a south-facing decking area perfect for hosting gatherings with friends and family during those warmer months.

Additionally, the property includes multiple reception rooms that can be effortlessly transformed into playrooms, home offices, or extra accommodation as your family's needs change. For cinema enthusiasts, the

dedicated cinema room offers an unparalleled viewing experience, complete with remote-controlled blackout curtains to ensure a fully immersive ambience.

Externally, the property features ample parking, with a driveway that can comfortably accommodate three cars. It also includes a large external storage cupboard for added convenience. At the rear, you will find a decking area and a lawned garden that faces south. Stonehaven is more than just a house; it's an ideal place for your family to thrive.

REASONS TO BUY

- Over 2,700 Sq ft of versatile living area
- Stunning open-plan dining kitchen with central island
- Quiet study for home working
- Four double bedrooms
- Private balcony
- Large utility room and separate storage
- Two En-Suites and a family bathroom
- Four distinct reception areas
- Beautifully presented with a contemporary layout prioritising light and flow

ENVIRONS

Nestled in the charming village of East Keswick, Stonehaven is situated on a quiet road. The area boasts a variety of amenities, including a local butcher, a

beauty salon, two hairdressers, an active village hall, golf courses, and schools that cater to all age groups. It offers convenient access to Wetherby, Harrogate, and Leeds and is well-connected to major road, rail, and air networks. Most properties in East Keswick are high-quality stone-built homes, making the location ideal for those looking for proximity to Leeds and Harrogate. Additionally, the area features various sporting facilities, including a swimming pool and local sports clubs.

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.

MAIN STREET





Gross internal floor area including store & eaves (approx.): 254.1 sq m (2,735 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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