1 LUMBY GARTH

LEEDS, LS17 9HU

£799,999

FREEHOLD

Are you seeking a spacious and well-lit property situated on a tranquil road in the picturesque village of East Keswick?

MONROE

SELLERS OF THE FINEST HOMES

1 LUMBY GARTH

• Detached Family Home • Village Setting • Quiet Road • 2812 Sqft • Bespoke Windows In Living Room • Five Spacious Bedrooms • Three Bathrooms • Access To Excellent Schools Locally • Travel Links Leeds Wetherby & Harrogate • Double Garage & Driveway

This impressive detached home is nestled in a peaceful cul-de-sac, making it a perfect retreat for families seeking serenity. Located in one of North Leeds' most sought-after villages, this stunning property offers 2,812 square feet of thoughtfully designed living space. Its private setting only adds to its charm, featuring a lovely garden with manicured lawns that are ideal for entertaining gatherings.

The inviting interior strikes a balance between creativity and comfort. As you enter, you are greeted by a bright and spacious hallway that leads to elegant living areas, providing access to all the downstairs amenities.

The formal living room is generously proportioned and flooded with natural light, showcasing exquisite bespoke windows that overlook the gardens, complemented by a cosy fireplace. Additional features include a dedicated study, a well-appointed kitchen, a separate dining room, a utility room, and a convenient guest WC. The utility room also offers direct access to the garage.

Venturing upstairs, you'll find five roomy bedrooms brimming with potential. The principal suite comes complete with a dressing area and a newly fitted En-Suite bathroom. One of the additional bedrooms boasts built-in storage, while three others share a separate shower room and a spacious house bathroom equipped with both a bath and a shower.

Outside, the property presents a generous driveway leading to a double garage. The beautifully landscaped garden at the rear provides a high level of privacy, featuring a spacious patio area perfect for outdoor enjoyment.

Conveniently situated for easy access to Wetherby, Harrogate, and Leeds, this home is well-connected to major road, rail, and air networks. Properties in East Keswick are typically high-quality stone-built homes, ideally positioned near both Leeds and Harrogate. Additionally, the area offers a range of sports facilities, including a swimming pool and various local sports clubs, catering to diverse interests.

This family home in East Keswick is truly a gem. Call Monroe today to arrange your viewing .

ENVIRONS

Located in the desirable village of East Keswick, Lumby Garth is set on a quiet cul-de-sac. The area offers a range of amenities, including a local butcher, a beauty salon, two hairdressers, an active village hall, golf courses, and schools for all age groups. It provides convenient access to Wetherby, Harrogate, and Leeds, with good connections to major road, rail, and air networks. Most properties in East Keswick are high-quality stone-built homes, ideally situated near both

Leeds and Harrogate. Additionally, the area features various sporting facilities, including a swimming pool and sports clubs.

REASONS TO BUY

- Excellent School Catchment Location, Private & State
- Sought-After Village Location
- Superb Amenities Close By
- Detached Family Home
- Five Spacious Bedrooms
- Bespoke Windows In The Lounge
- Utility
- Double Garage & Driveway
- Private Lawned Gardens

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

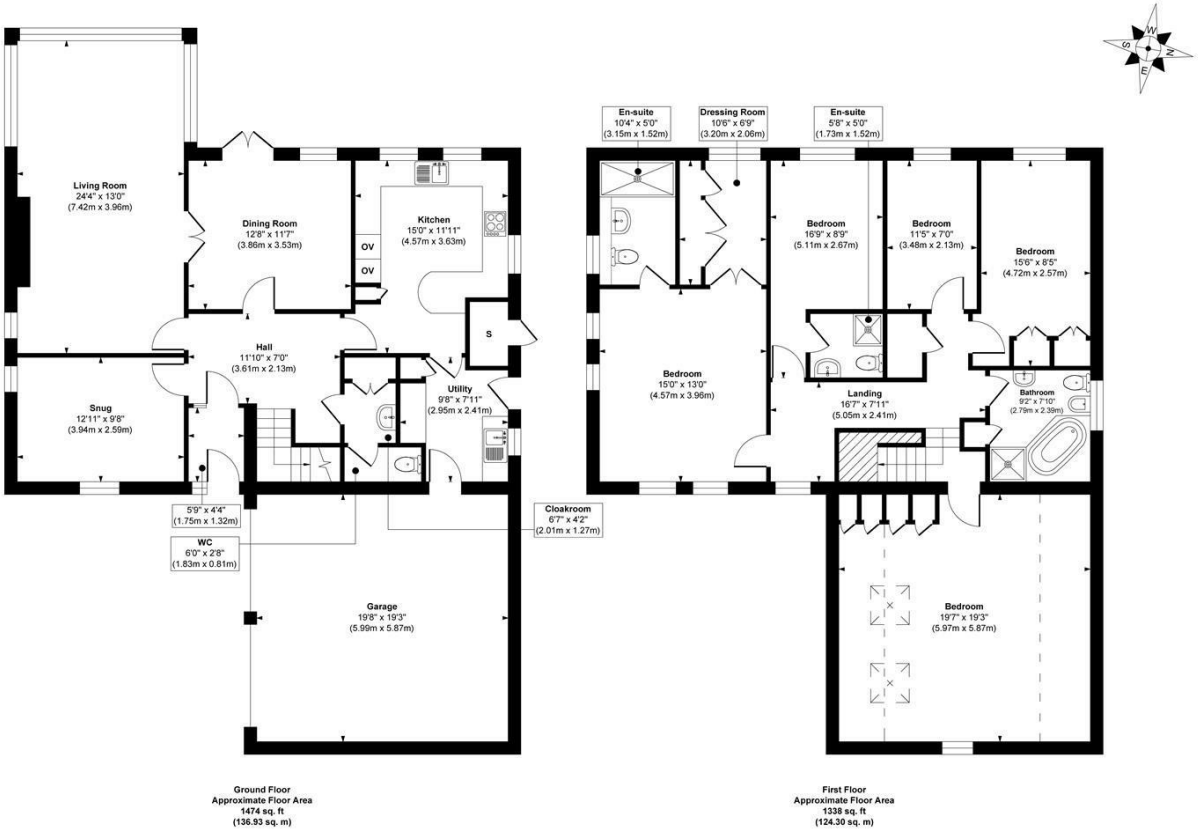
TENURE

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.

1 LUMBY GARTH



Approx. Gross Internal Floor Area 2812 sq. ft / 261.23 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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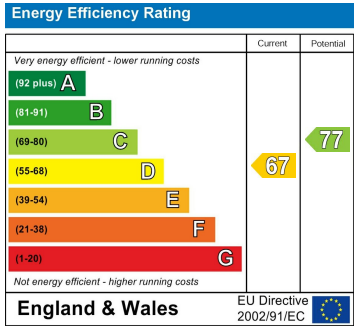

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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