24 CHURCH DRIVE

LEEDS, LS17 9EP

£775,000

FREEHOLD

This meticulously maintained property is not one to be missed, with a high quality Solid Oak Kitchen, which was tastefully extended by the current vendors, and perfectly pruned garden with Green Belt views to the rear. Viewing is strongly advised to appreciate this property's charm.

MONROE

SELLERS OF THE FINEST HOMES

24 CHURCH DRIVE

• CHAIN FREE • Exceptional detached family home extending to over 2,180 sq ft. • Beautiful south-west facing landscaped garden with uninterrupted GREEN BELT VIEWS • Quiet cul-de-sac position in the heart of sought-after East Keswick • Stunning extended kitchen with island and premium integrated appliances • Five generous bedrooms, including a luxurious principal suite with en-suite • Lower running costs thanks to an eco-friendly solar panel system. • Peaceful village lifestyle with countryside walks on your doorstep • Double garage and generous driveway providing ample parking • Excellent local schools and superb access to Leeds, Wetherby and Harrogate

This exceptional detached property is nestled in a tranquil cul-de-sac, making it the perfect haven for families in search of peace and quiet. Located in one of North Leeds most sought-after villages, this stunning home offers 2,180 square feet of thoughtfully designed living space. Its private setting enhances the allure of this remarkable residence, which boasts a beautiful garden with picturesque green belt views.

Radiating warmth and opportunity, this inviting home provides ample space for both creativity and comfort. As you enter, a charming cloakroom welcomes you into the hallway, setting the tone for the elegant spaces that follow, including access to a convenient downstairs guest WC.

The bright, extended breakfast kitchen is a culinary enthusiast's dream, complete with fitted AEG and Bosch appliances. This expansive area features Velux windows, a wine fridge, a spacious kitchen island with seating, and a dining area ideal for both everyday meals and entertaining. Additionally, the utility room offers further practicality.

The property also includes a separate dining room and a generous living room, where a lovely bay window and an elegant fire create a cosy retreat. Meanwhile, the dining room, with its French doors leading directly to the garden, invites family gatherings and celebrations.

Upstairs, five spacious bedrooms await, each with a world of possibilities. The principle suite features elegant, fully fitted furniture and a luxurious En-Suite bathroom complete with both a separate shower and bath. The additional four bedrooms are well-sized and share a modern family bathroom.

Outside, the home boasts a generous driveway and a front garden alive with vibrant plants and shrubs. A double garage adds convenience and charm to the property. At the rear, you'll find a fully landscaped, private southwest-facing garden, an inviting sanctuary perfect for soaking up the sun. This serene oasis is adorned with a diverse array of trees, plants, and flowers, creating a truly inspiring retreat with stunning green belt views.

Conveniently positioned for easy access to Wetherby, Harrogate, and Leeds, this home is well-connected to major road, rail, and air networks. Most properties in East Keswick are high-quality stone-built homes, ideally placed near both Leeds and Harrogate. The area also offers a variety of sports facilities, including a swimming pool and local sports clubs, catering to all interests.

This is a fantastic family home in East Keswick, call Monroe to book your viewing.

ENVIRONS

Situated in the desirable village of East Keswick, 24 Church Drive is located on a quiet cul-de-sac. The area has amenities, including a local butcher, a beauty salon, two hairdressers, an active village hall, golf courses, and schools catering to all age groups. It provides easy 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, conveniently located near Leeds and Harrogate. Additionally, the area offers 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
- Extended Breakfast Kitchen
- Utility
- Garage & Driveway
- South West Facing Gardens

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

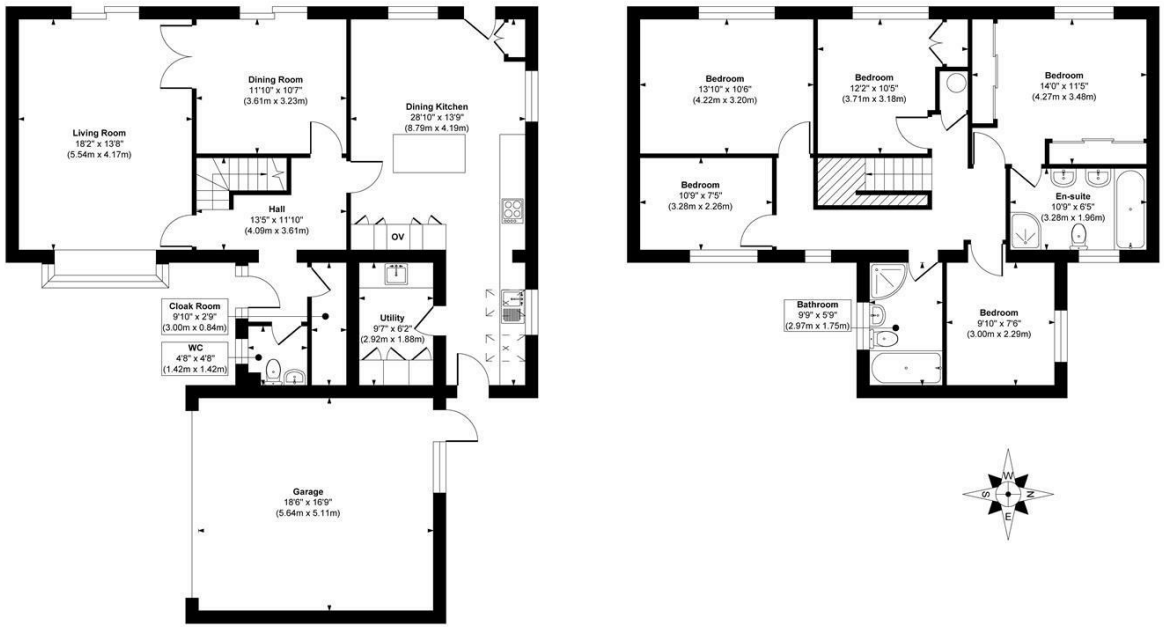
TENURE

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.

24 CHURCH DRIVE



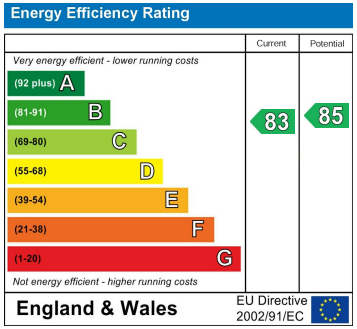
Ground Floor
Approximate Floor Area
1299 sq. ft
(120.68 sq. m)

First Floor
Approximate Floor Area
881 sq. ft
(81.84 sq. m)

Approx. Gross Internal Floor Area 2180 sq. ft / 202.52 sq. m (Including Garage)

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

Copyright © Show Home.



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

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES