



11 ROSE CROFT

LEEDS, LS17 9HR

£745,000
FREEHOLD

Discover the charm of this stunning family home in East Keswick! Contact Monroe today to schedule your viewing and see it for yourself.

MONROE

SELLERS OF THE FINEST HOMES

11 ROSE CROFT

• Detached Family Home • Five Double Bedrooms • Family Bathroom & Shower Room • 1986 Sqft • Study • Two Spacious Reception Rooms • Village Location • South Facing Private Garden • Garage & Driveway • Travel Links For Leeds Harrogate & Wetherby



11 Rose Croft is an exceptional detached property situated in a peaceful cul-de-sac, making it ideal for families looking for tranquillity. Located in one of North Leeds most desirable villages, this stunning home offers 1,986 square feet of thoughtfully designed living space. Its private setting enhances the charm of this remarkable residence, which features a beautifully landscaped, south-facing garden that provides an oasis of calm and privacy.

This inviting home radiates warmth and opportunity, offering generous space for creativity and comfort. A charming porch welcomes you into the hallway, setting the tone for what lies ahead.

The bright breakfast kitchen, equipped with Neff appliances, is a canvas for culinary adventures. The living room, with its beautiful bay window and elegant electric fireplace, creates a cosy retreat. Meanwhile, the dining room, with its French doors leading to the garden, invites gatherings and cherished memories.

Upstairs, a world of possibilities awaits with five spacious bedrooms. The master bedroom boasts elegant, fully fitted furniture, complemented by a family bathroom and a newly designed modern shower room, both featuring the comfort of heated towel rails.

This home boasts a generous driveway and a front garden brimming with vibrant plants and shrubs.

Accessible to a double garage, it provides convenience and charm. At the rear, discover a fully landscaped, private south-facing garden, offering countless inviting spots to bask in the sun. This serene oasis is adorned with a rich variety of trees, plants, and flowers, creating an inspiring retreat.

Discover this hidden gem in East Keswick, call Monroe to book your viewing.

ENVIRONS

Situated in the desirable village of East Keswick, 11 Rose Croft 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
- Breakfast Kitchen
- Study
- Garage & Driveway
- South Facing Gardens

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

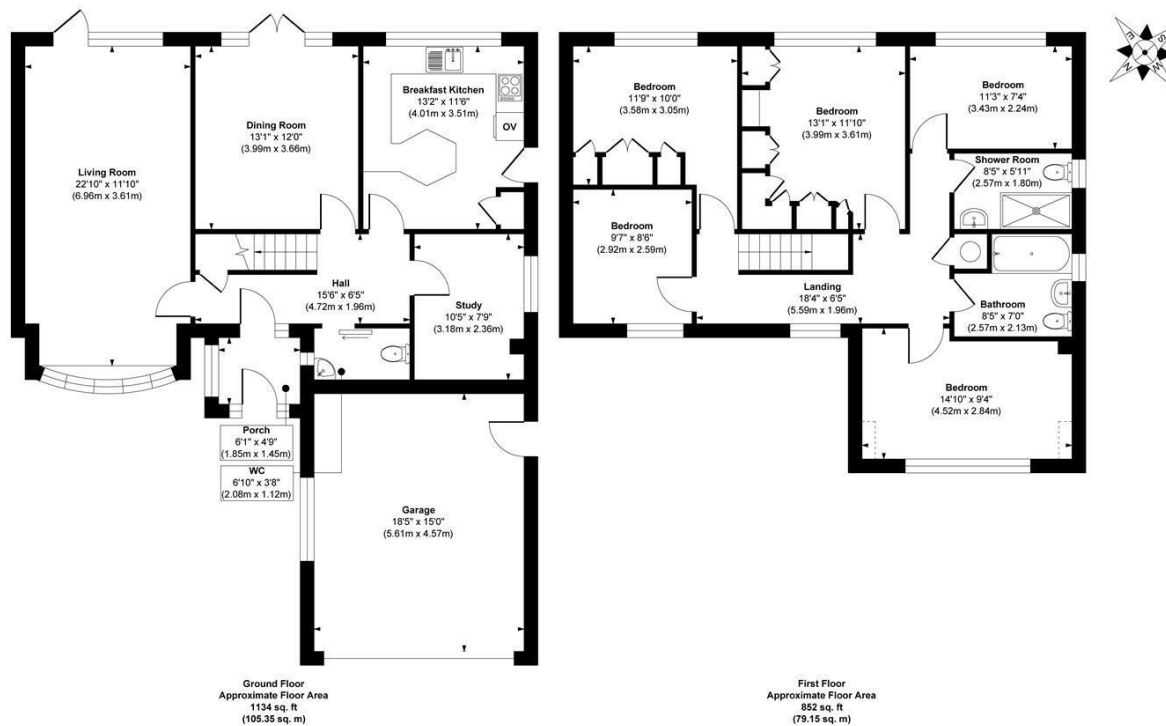
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

11 ROSE CROFT

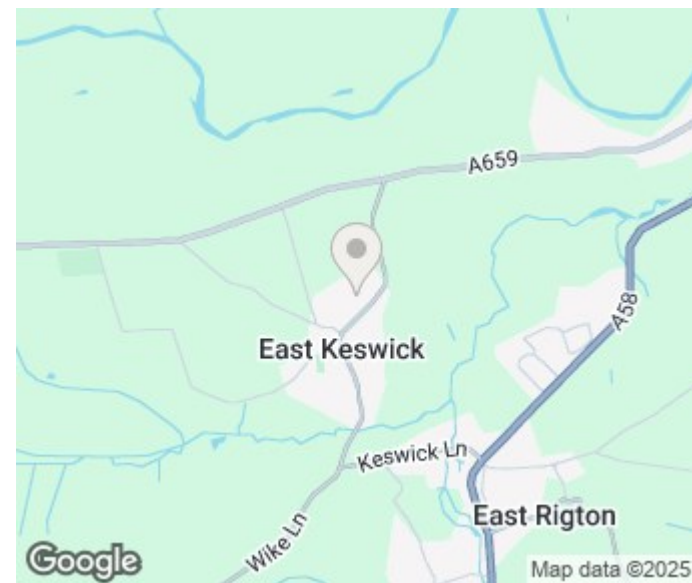




Approx. Gross Internal Floor Area 1986 sq. ft / 184.50 sq. m

Illustration for identification purposes only, measurements are approximate, 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		
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

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

MONROE

SELLERS OF THE FINEST HOMES