



APPLE TREE HOUSE MOOR LANE LEEDS, LS17 9ES

£1,895,000
FREEHOLD

***** A Truly Stunning Country Retreat!*****

Apple Tree House is an elegant period property featuring modern finishes and a breathtaking garden, situated in the heart of East Keswick village in North Leeds.

MONROE

SELLERS OF THE FINEST HOMES

APPLE TREE HOUSE MOOR LANE

- Stunning five bedroom country retreat
- Outstanding Set in 3 Acres
- 5587Sqft
- Open Plan Living Kitchen Diner
- Open Fire & Log Burners
- Abundance of reception spaces
- Two home offices and gym
- Hot Tub & Summer House
- Stables
- Village Location



Apple Tree House is an exceptional property that harmoniously combines period charm with modern style. Situated in one of the most sought-after villages in north Leeds, this stunning home sits on 3 acres, features stables and offers an impressive 5587Sqft of living space. Its private setting adds to the allure of this remarkable property.

Stylish, contemporary interiors are present throughout. You enter this home through a spacious entrance hallway that leads to a wonderful living room with a modern log burner and then to the living kitchen. It also includes a utility and a study. This home is full of charm and warmth.

The open plan kitchen living diner is truly exceptional, featuring a bespoke kitchen complete with Aga, Belfast sink, Neff appliances, and elegant black granite worktops. You'll also find an inviting open fire with exposed brickwork, exposed beams, and two sets of French doors that flood the space with an abundance of natural light.

Upstairs, you'll discover five spacious bedrooms. The master bedroom showcases a large modern en suite with his and her sinks, double shower and free standing bath. In addition off this bedroom there's a spectacular living room with floor to ceiling oak framed window to the gable end with breathtaking views. Additionally, there are four other generous bedrooms and two

modern bathrooms.

Externally, this home offers plenty of parking, a double garage, stables, and beautifully landscaped gardens with multiple seating and entertainment areas. You will also find an exceptional Indian stone patio, a decking area with a hot tub, and a summer house to fully appreciate the stunning views. Additionally, it has an EV charger and 4Kw solar panels.

For more information about this remarkable home and to schedule a viewing, do not hesitate to contact Monroe.

ENVIRONS

Located in the sought-after village of East Keswick, Apple Tree House is surrounded by amenities such as a local butcher, a beauty salon, two hairdressers, an active village hall, golf courses, and schools for all age groups. It offers easy access to Wetherby, Harrogate, and Leeds, and is well-connected to major road, rail, and air networks. The majority of properties in East Keswick are stone-built and of high quality, with convenient proximity to Leeds and Harrogate. The area also provides various sporting facilities, including a swimming pool and sports clubs.

Show Stoppers

- Excellent School Catchment Location Private & State Agents.
- Sought-After Village Location
- Superb Amenities Close By
- 3 Acres & Stables
- Five Spacious Bedrooms
- Bespoke Open Plan Living Kitchen
- Hot Tub & Summer House
- Gym
- 2 Offices
- Ample Parking
- South Facing Gardens

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

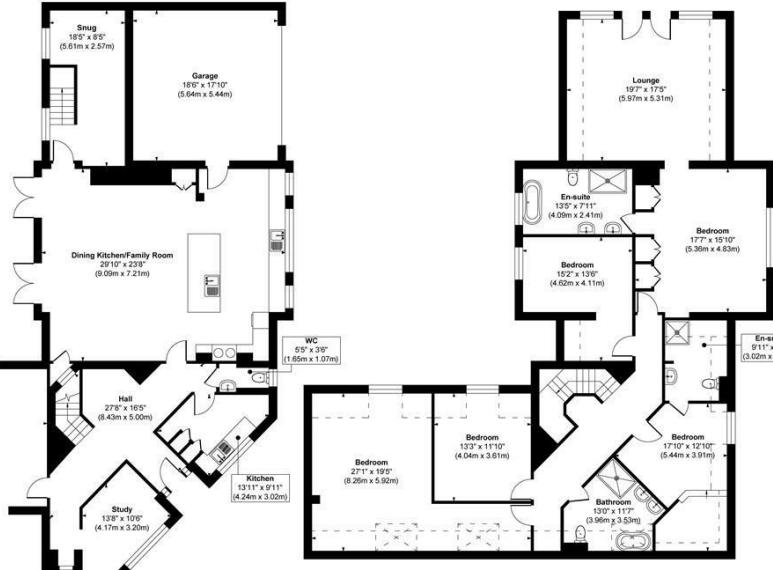
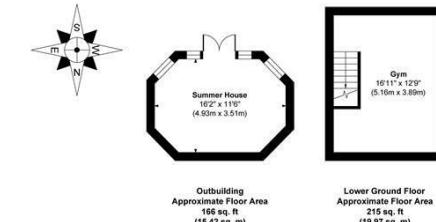
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate

APPLE TREE HOUSE MOOR LANE

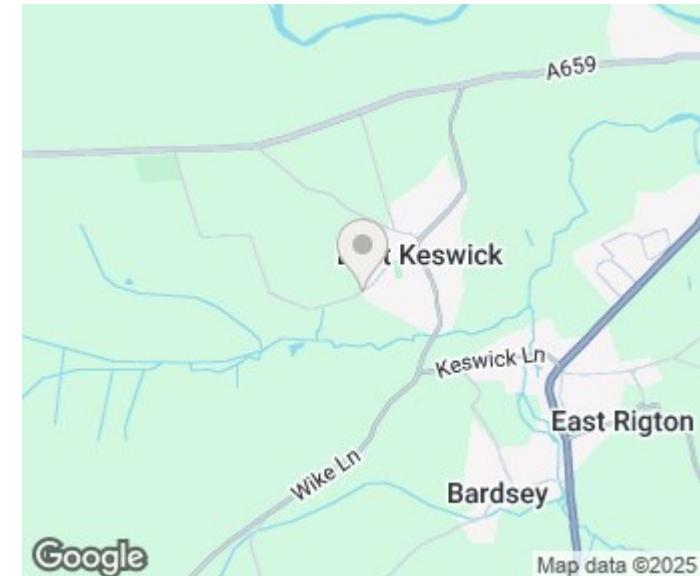




Approx. Gross Internal Floor Area 5587 sq. ft / 519.03 sq. m

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	73	
(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

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