



CORNER COTTAGE MAIN STREET

LEEDS, LS17 9EU

£260,000
FREEHOLD

Full of charm, character and individuality, this delightful cottage offers a wonderful opportunity to enjoy the best of village living.

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CORNER COTTAGE MAIN STREET

- Beautifully appointed stone-built character cottage
- Highly desirable East Keswick village setting
- Open-plan kitchen, living and dining space
- Recently fitted contemporary kitchen
- Beautiful feature fireplace creating a charming focal point
- Generous and well-proportioned double bedroom
- Stylish contemporary bathroom
- Characterful spiral staircase connecting the living spaces
- Useful mezzanine level providing additional storage
- A unique blend of traditional character and modern living



A charming stone-built character cottage, beautifully blending period appeal with stylish contemporary living in the sought-after village of East Keswick.

Stepping inside, the property immediately reveals its character, with an inviting open-plan kitchen, living and dining space creating a wonderfully sociable heart to the home. The kitchen sits comfortably alongside the cottage's traditional features, whilst the fireplace provides a charming focal point to the living area.

A distinctive spiral staircase rises to the first floor, where a generous double bedroom offers a peaceful retreat, complemented by a contemporary bathroom.

The accommodation is further enhanced by a useful mezzanine area, providing valuable additional storage whilst adding to the unique character and versatility of the property.

Outside, the property enjoys the convenience of on-street parking and an enviable position within this highly regarded village.

REASONS TO BUY

- Character in abundance – a beautiful stone-built cottage with genuine charm and individuality.
- Stylish modern living – the recently fitted kitchen and contemporary bathroom complement the property's traditional features perfectly.

- A wonderfully sociable layout – the open-plan kitchen, living and dining space makes the most of the cottage's footprint.

- A home with personality – from the feature fireplace to the distinctive spiral staircase, this is far from a conventional home.

- Excellent use of space – the additional mezzanine provides valuable storage while enhancing the property's unique layout.

- Village lifestyle – enjoy the charm and community of sought-after East Keswick, with beautiful countryside close by.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

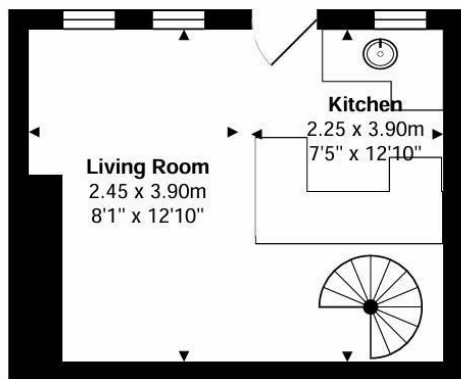
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

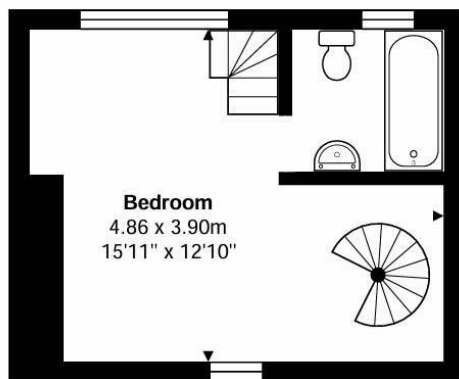
Strictly through the selling agent - Monroe Estate
Agents.

CORNER COTTAGE MAIN STREET

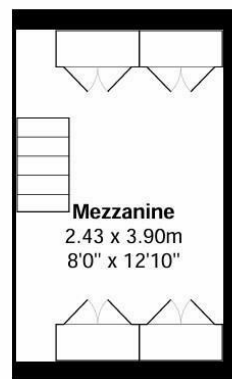




Ground Floor



First Floor



Mezzanine

Total Area: 47.4 m² ... 510 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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