



Coombe Lodge, 11 Rose Croft, East Keswick, Leeds, LS17 9HR

£745,000

Nestled in a tranquil cul-de-sac, this remarkable five-bedroom, two-bathroom family home boasts a breathtaking south-facing garden, perfect for family gatherings and summer barbecues. Located in the charming village of East Keswick, this beautifully maintained property is fully double glazed and equipped with a reliable gas central heating system. With an array of desirable features that outshine neighboring homes, this residence truly offers a delightful haven for any family.

Accommodation includes entrance porch, hallway with ground floor WC, fine through lounge, dining room, fitted breakfast kitchen, study. First floor landing, five well proportioned bedrooms with two main bedrooms with built in wardrobes, a recently installed modern shower room plus house bathroom. Double driveway leading to a double garage. The rear, south-facing garden is a delightful feature for all garden lovers, with well-kept lawns and a range of stocked trees and flora. EPC rating C.

GROUND FLOOR

PORCH

4'11" x 6'2" (1.5m x 1.9m)

Glazed door leading into:

HALL



Staircase leading up to first floor with under-stairs cloak

GROUND FLOOR WC

6'10" x 3'7" (2.1m x 1.1m)



Low WC, corner wall mounted washbasin, timber-framed double glazed window into porch, central heating radiator

LOUNGE

11'9" x 22'7" (3.6m x 6.9m)



Spacious lounge featuring an extended timber-framed double-glazed bay window at the front and a timber-framed double-glazed window with a door leading to the rear garden. Includes two central heating radiators and a wall-mounted electric ornamental heater

LOUNGE



LOUNGE



DINING ROOM

13'1" x 12'1" (4.0m x 3.7m)



Timber-framed double glazed inward opening double doors leading out to rear garden, central heating radiator

DINING ROOM



DINING ROOM



BREAKFAST KITCHEN

13'1" x 10'5" (4.0m x 3.2m)



Range of fitted units with corresponding worktops and under-unit lighting, tiled breakfast table, inset 1.5 bowl sink with mixer tap, drainer and waste extractor, integrated dishwasher, built in double oven with a gas hob, a cupboard housing gas-fired central heating boiler, central heating radiator, a timber-framed double-glazed window overlooking the garden, a double-glazed door leading to the outside

BREAKFAST KITCHEN



STUDY

10'5" x 7'10" (3.2m x 2.4m)



Timber-framed double glazed window, central heating radiator, fitted timber desks and cabinets

BEDROOM 1

13'1" x 11'9" (4.0m x 3.6m)



Timber-framed double glazed window overlooking garden, central heating radiator, generous range of built in wardrobes

FIRST FLOOR

LANDING



Timber-framed double glazed window to front, ceiling hatch access to loft, airing cupboard housing water immersion cylinder

BEDROOM 2

11'9" x 9'10" (3.6m x 3.0m)



Timber-framed double glazed window overlooking garden, central heating radiator, built in wardrobes

BEDROOM 3

14'9" x 9'2" max (4.5m x 2.8m max)



Timber-framed double glazed window to front, central heating radiator



BEDROOM 4

8'10" x 9'10" (2.7m x 3.0m)



Timber-framed double glazed window, central heating radiator

BEDROOM 5

11'1" x 7'2" (3.4m x 2.2m)



Timber-framed double glazed window, central heating radiator

BATHROOM

6'10" x 8'2" (2.1m x 2.5m)



White suite of panel bath, low WC, pedestal washbasin, ceramic tiled walls, heated towel rail, timber-framed double glazed window

SHOWER ROOM

8'2" x 5'10" (2.5m x 1.8m)



Recently installed modern suite of walk-in shower cubicle, fully ceramic tiled walls and floor, low WC, pedestal washbasin, heated towel rail, timber-framed double glazed window

OUTSIDE



To the front: A double-width driveway leads to a double garage. An attractive lawned and stocked garden features a water feature.

To the rear: A superb, south-facing enclosed lawned garden includes patio access from the house with an awning for sun shelter. The garden boasts a delightful aspect with many attractive vistas and stocked borders



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



DOUBLE GARAGE

18'0" x.14'9" (5.5m x.4.5m)

With remote-controlled up-and-over double doors, plumbing for a washing machine, timber-framed double-glazed window to the side, and double-glazed door to the side

TENURE

Freehold

COUNCIL TAX

Band G

HOW TO GET THERE

Rose Croft is a cul-de-sac accessible from Whitegate/Main Street, the main thoroughfare through East Keswick village

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd



Incorporated in England 6539351

Energy Efficiency Rating

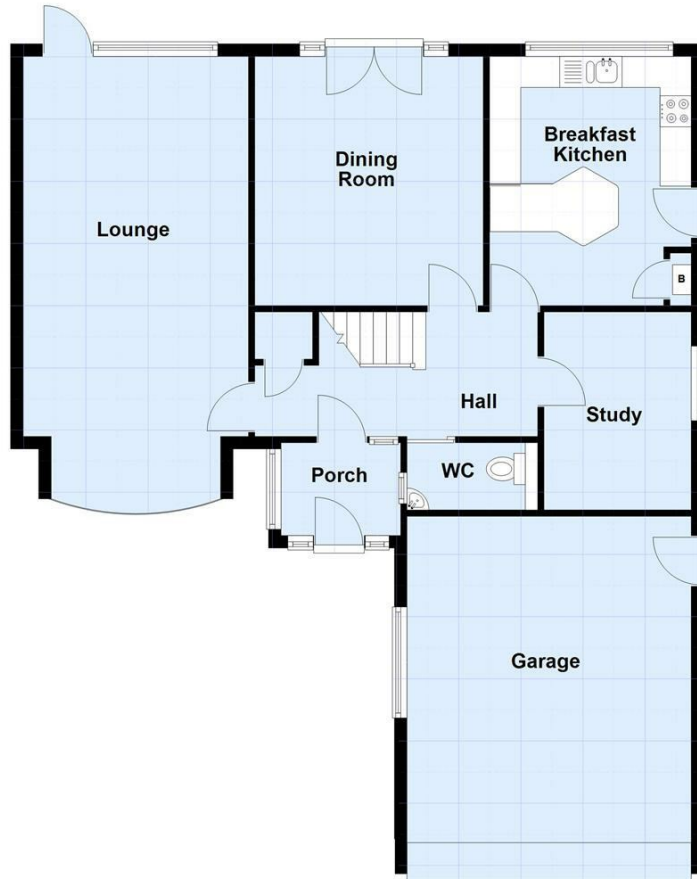
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Ground Floor

Approx. 103.3 sq. metres (1112.2 sq. feet)



First Floor

Approx. 79.8 sq. metres (858.8 sq. feet)

