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LINLEY & SIMPSON







SCHOOL LANE, EAST KESWICK, LEEDS, LS17 9DA

£450,000

2 BEDROOM HOUSE, BUNGALOW
EPC Rating: D

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Occupying a generous plot of just over 0.13 of an acre, this two-bedroom detached bungalow presents an excellent opportunity to acquire a home with substantial gardens, ample off-street parking and a double garage, all within the highly regarded village of East Keswick.
The property occupies a peaceful position to the bottom of School Lane and offers well-proportioned accommodation arranged on one level, comprising an entrance hall, modern fitted breakfast kitchen, large lounge, conservatory, two double bedrooms and bathroom with a walk-in shower.

A particular highlight is windows to all sides of the bungalow, flooding the property with light, in addition to the size of the plot, with extensive gardens surrounding the property and offering plenty of outdoor space to enjoy. The gardens provide an attractive setting for the bungalow.

A gated driveway provides ample parking and leads to a double garage, offering further storage and practical versatility, with a hard standing spot next to the garage for a motor home or similar.

East Keswick is a popular village well placed for access to Leeds, Wetherby and the A1(M), making this an appealing option for those seeking a village setting with convenient road links.

Further benefits include gas central heating and double glazing.

Material Information
Freehold
Energy Efficiency Rating: D
Council Tax Band: E
Broadband and Mobile Phone Connectivity please follow link below to check current availability.
https://checker.ofcom.org.uk/
Overlooking restriction: Any future development of the site must not include clear north-facing windows at first-floor level or above.
Overage clause: In the event that the site is redeveloped to provide more than one residential dwelling, an overage clause providing for 25% of the uplift in the value of the land to be payable to the relevant party will be registered against the title.

Should a purchaser(s) have an offer accepted on a property marketed by Linley and Simpson/Hardisty, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances

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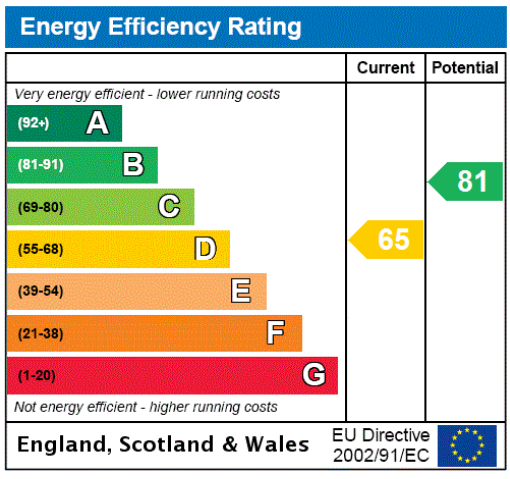






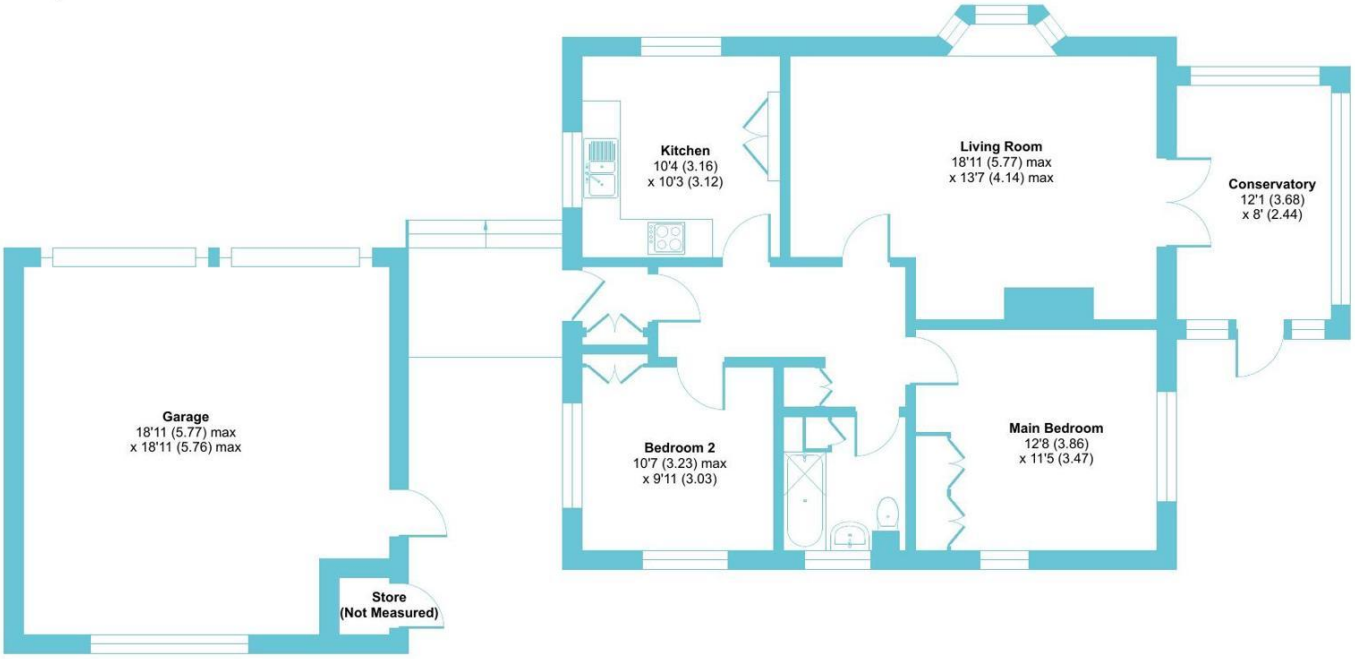






Gowan Lea School Lane, East Keswick, Leeds, LS17

Approximate Area = 871 sq ft / 80.9 sq m
Garage = 344 sq ft / 31.9 sq m
Total = 1215 sq ft / 112.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Linley & Simpson. REF: 1534460

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.