

# HUNTERS®

HERE TO GET *you* THERE



## Castle Grove

Wetherby, LS22 7UB

£2,000 Per Calendar Month



A beautifully presented detached, modern home which is in a prominent and generous plot on this recent development.

The property offers spacious living accommodation and is set in the market town of Wetherby which offers great amenities and access to the by pass and major roads.

Entering the property into a light and airy hallway there is a spacious lounge with a bay window to the front, a modern open plan fitted kitchen/ diner with french doors to the rear. A useful utility area and downstairs WC, there is also a study/ additional reception room to this floor. All white goods included; integrated fridge/freezer, dishwasher, washing machine and dryer. To the first floor are four generous sized bedrooms with the master benefiting from an en suite and a house bathroom.

To the rear is an enclosed garden which is mainly laid to lawn with a decked area perfect for enjoying a summer evening. To the front is a driveway which offer off street parking and leads up to the garage.

AVAILABLE NOW - NO PETS - LONG TERM ONLY - EPC B



## LOCATION

The property is situated in the charming historic town of Wetherby, which provides a wide range of shops and local amenities including schools for children of all ages including the nearby Wetherby High School, sports, health and recreational facilities. Wetherby itself provides excellent access for commuting through to Harrogate, Leeds and York, along with the nearby A1/M1 link road and the A6...

## DIRECTIONS

Leave Wetherby via North Street continuing until you reach the roundabout on the corner of the supermarket Aldi, turn right onto Sandbeck lane and continue to the end approaching the roundabout. Continue straight ahead into the development and take a left onto Castle Grove and follow the road round where the property is located on the left hand side.

## ACCOMMODATION

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## ENTRANCE HALL

External door to the front. Staircase to the first floor. Doors to the reception rooms and kitchen. Door to the WC

**LOUNGE** 12'0" x 18'11" (3.66 x 5.77)

Bay window to the front aspect. Two radiators.

**STUDY** 7'3" x 9'5" (2.21 x 2.87)

Window to the front aspect. Radiator.

**KITCHEN / DINING ROOM** 11'3" x 20'0" (3.43 x 6.1)

Fitted with a range of wall and base units. Work surfaces and under lighting. 6 ring gas hob and double electric oven. Extractor hood. Glass splash back. Integrated dishwasher. Integrated fridge freezer. 1.5 Sink unit with mixer tap. Windows to the rear aspect. French doors to the rear. Door to the utility.

**UTILITY** 5'2" x 8'3" (1.57 x 2.51)

Work surfaces. Space for a washing machine. Stainless steel sink unit. External door to the rear.

## DOWNSTAIRS WC

Low level WC. Pedestal hand wash basin. Window to the side aspect.

## FIRST FLOOR LANDING

Doors to the bedrooms and house bathroom. Airing cupboard. Window to the side aspect. Radiator.

**BEDROOM ONE** 12'0" x 15'0" (3.66 x 4.57)

Bespoke fitted wardrobes. Window to the front aspect. Radiator. Door to the ensuite.

## ENSUITE

Walk in shower cubicle. Low level WC. Vanity sink unit. Heated towel rail. Tiled walls. Window to the side aspect.

**BEDROOM TWO** 10'1" x 14'2" (3.07 x 4.32)

Two windows to the rear aspect. Radiator.

**BEDROOM THREE** 9'5" x 12'9" (2.87 x 3.89)

Bespoke fitted wardrobes. Two windows to the front aspect. Radiator.

**BEDROOM FOUR** 7'4" x 10'3" (2.24 x 3.12)

Built in wardrobes. Window to the rear aspect. Radiator.

## HOUSE BATHROOM

Panelled bath. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Window to the rear aspect

## REAR GARDEN

Fence boundaries with lawn and decked area. Security lighting.

## TO THE FRONT

Driveway for parking. Lawned area with paved pathway.

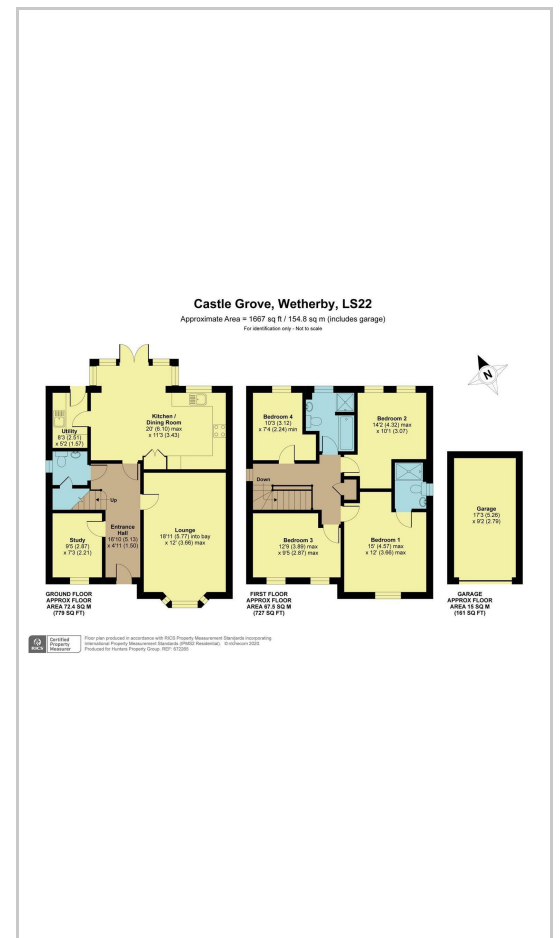
## GARAGE

Up and over door. Lights and power

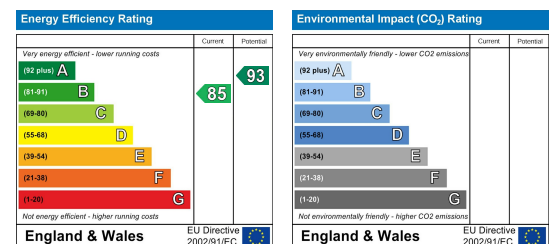
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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