



CASTLE GROVE, WETHERBY

OFFERS OVER £550,000

NORTH
RESIDENTIAL

A modern and stylish detached family home on a popular new development.

7 Castle Grove is a modern and immaculately presented detached family home, offering flexible and versatile accommodation over two floors, a fantastic private south facing garden and detached garage.

Perfectly placed on this highly sought-after development on the outskirts of Wetherby and situated within striking distance of renowned primary and secondary schools, local eateries and shops in Wetherby and frequent bus links. For those looking to enjoy the outdoors, there is open countryside surrounding the area with an abundance of popular walks – this beautiful home offers a fantastic lifestyle for a variety of different buyers.

7 Castle Grove benefits from a 10 YEAR NHBC guarantee from 2018.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
F

EPC Rating
B





Property Description.

The property has been the subject of a full cosmetic upgrade and benefits from, a new kitchen and utility room, upgraded bathrooms, natural travertine tile flooring throughout the downstairs, and wooden plantation shutters, offering great kerb appeal to the front of the house. In brief comprises; a warm and welcoming entrance hall with w/c.

To the right of the hallway is a generous family living room with bay window with views to the front. To the right of the hallway is a perfectly formed home office – which could also be utilised as a snug/ TV room or playroom.

To the rear of the property is a newly fitted open plan dining/ kitchen with french doors out to the south facing garden. The kitchen offers bespoke hand painted shaker style units with Quartz worktops, various integrated appliances including a warming drawer, induction hob and wine cooler, finished with an instant hot water Quooker tap. There is also plenty of room for a 6-seater dining table.

Adjacent to the kitchen is a separate utility with plenty of space for a washing machine and dryer, there is also access to the garden.

To the first floor, accessed via a spacious landing, are three fantastic double bedrooms – one with built in wardrobes. The fourth bedroom is currently utilised as the most luxurious walk-in wardrobe to the master suite, with bespoke cabinetry and a central dressing room unit topped with granite – the dressing room has been cleverly designed meaning it would be very easy should you wish to change back into a bedroom.

The master bedroom has a tiled and modern en- suite shower room and the other two/ three bedrooms are serviced by the house bathroom.





Outside

Outside, to the front and side of the property is a small lawned area, private driveway with parking for numerous cars and access into the garage.

To the rear is a well landscaped and privately enclosed garden, with access into the garage, perfectly placed patio seating leading straight out from the kitchen and a generous lawn framed by planted and well-established borders – this garden is a perfect place to enjoy and entertain with family and friends.

Services

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

Location

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18-hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.



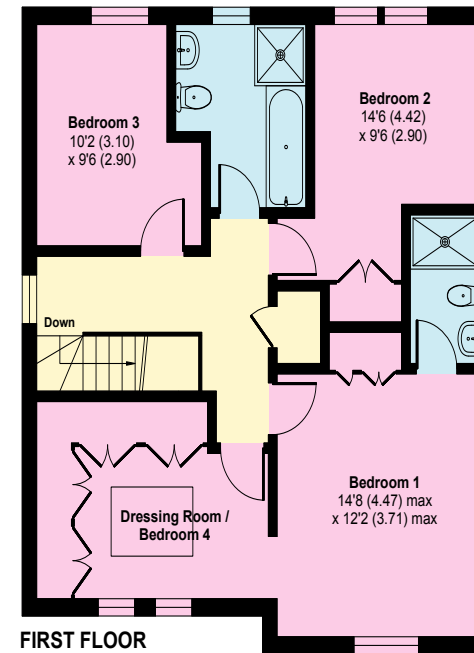
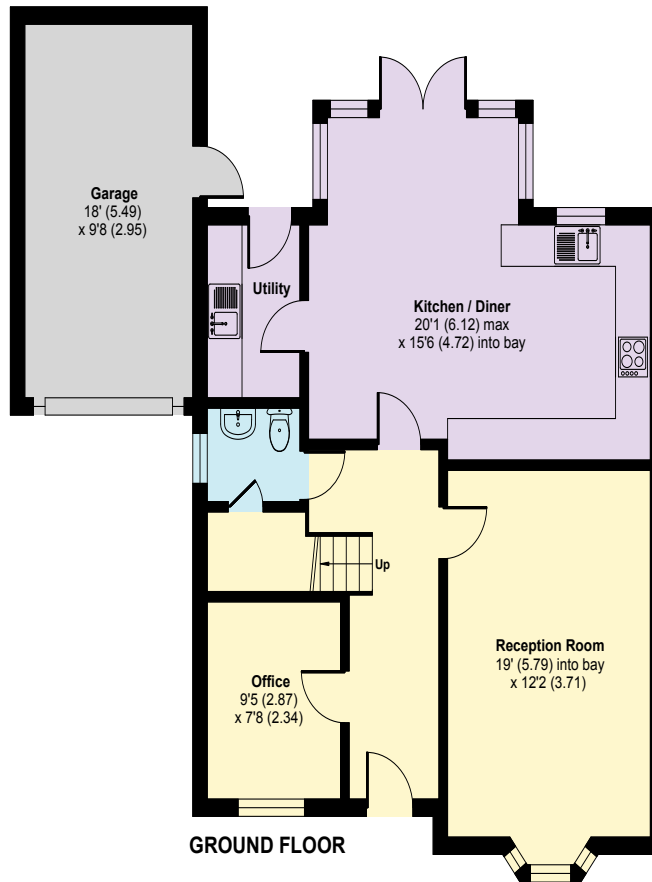
Castle Grove, Wetherby, LS22

Approximate Area = 1516 sq ft / 140.8 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1690 sq ft / 156.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheom 2024. Produced for North Residential. REF: 1174476

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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