



5 CASTLE HILL VIEW

LEEDS, LS17 9EE

£1,150,000
FREEHOLD

This substantial 6-bedroom home, situated in the heart of Bardsey village, offers over 3000sqft of internal accommodation, versatile living and a huge South-facing garden! Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

5 CASTLE HILL VIEW

- Over 3000 sqft
- Detached property
- 6 double bedrooms
- 3 bathrooms, in total
- 3 reception rooms
- High specification kitchen
- Ground-floor accommodation
- Integral garage
- Large, private garden
- Village location



5 Castle Hill View is a truly unique home, which offers versatile, spacious accommodation and modern, stylish interiors throughout. This wonderful home occupies an enviable position at the top of the hill, boasting a generous plot and far-reaching, green-belt views, located right in the heart of Bardsey village!

The ground floor accommodates an abundance of reception space, including an open-plan, split-level, kitchen-living-diner and a formal living room which hosts a feature, electric fireplace and enjoys dual-aspect views of the fantastic garden and views beyond! The kitchen is of a high-specification and comprised of high-quality fitted units. Features include, a AGA range-cooker, granite worktops, wine-cooler and modern-integrated appliances. One unique attribute of this home is that the ground-floor offers ready-made annexe accommodation, perfect for those who often host guest or multi-generational families. Off of the living room, there are two bedrooms, an additional reception room which offers direct access to the garden, and a spacious, Porcelanosa bathroom. There is also an integral garage and guest W.C located off of the entrance hallway.

Upstairs, the property is extremely light and bright offering an impressive primary suite and three further, well-proportioned double bedrooms. The primary suite offers a large en-suite with underfloor heating and features fitted wardrobes from Hammonds and a

Juliette balcony. There is also a house bathroom with underfloor heating which also serves as an en suite to the second bedroom.

Externally, 5 Castle Hill View boasts a large, South-facing garden which is just shy of 3/4 acre and hosts an array of mature trees and shrubs which benefits from total privacy. There is also ample parking available, and a terrace to the side of the property ideal for entertaining and an EV charging point.

To arrange your viewing of this perfect family home, in a sought-after location, call Monroe.

REASONS TO BUY

- Beautiful village location, which offers fantastic connectivity
- Over 3000 sqft
- Stylish, modern interiors offered throughout
- 6 double bedrooms
- 3 reception rooms
- Option to create annexe accommodation, with ready-made ground floor bedrooms and bathroom
- Generous plot, which offers fantastic views and a large, private South-facing garden
- 6 double bedrooms

ENVIRONS

The property is located in the historic village of Bardsey which was mentioned in the Domesday Survey in 1086.

The village has an excellent primary school, a parish church, a village tennis club, and a long-established Bingley Arms Public House. The property has convenient access to the region's motorway network and the A58, making it easy for commuters to travel into Leeds city centre. The neighbouring village of Collingham offers a good range of amenities, and the popular market town of Wetherby is also within easy reach.

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 (01937 534755)

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

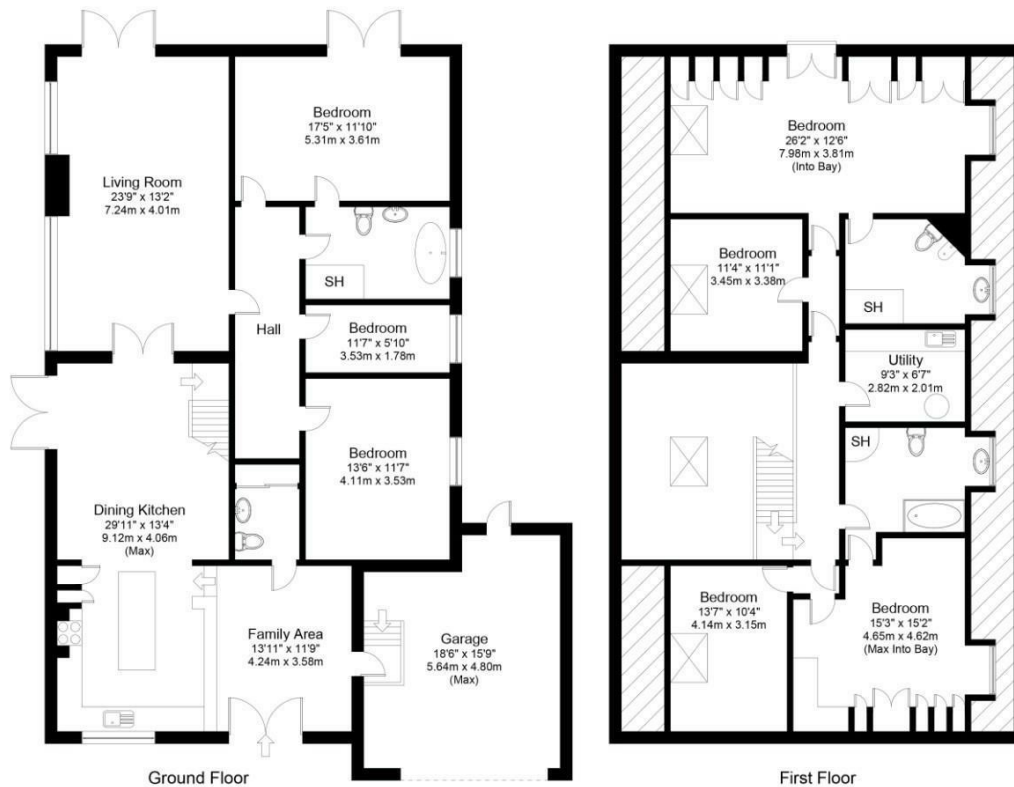
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3158.00 sq ft

Tenure – Freehold





Gross internal floor area including garage (approx.): 293.4 sq m (3,158 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(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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