



2 CASTLE COURT
LEEDS, LS14 3BF

£975,000
FREEHOLD

Are you looking for a substantial family home in Scarcroft?

MONROE

SELLERS OF THE FINEST HOMES

2 CASTLE COURT

- Detached Family home • Chain Free • Five Bedrooms • Three Bathrooms • 2628 Sqft • Countryside Walks • Double Garage • Driveway • Excellent Schools locally • Private Garden



Castle Court is an outstanding five bedroom family home, boasting over 2600 square feet of well-designed living space. Nestled on a peaceful road in the highly sought-after village of Scarcroft, this property seamlessly combines modern luxury with a tranquil environment. Enjoy convenient travel links, an array of prestigious golf courses, top-rated schools, and picturesque countryside walks right at your doorstep.

Upon entering the property, you are welcomed into a bright and spacious hallway, setting the tone for the generous accommodation throughout. This well-designed home offers excellent versatility, featuring a dedicated study and a second lounge/playroom, perfect for modern family life.

At the heart of the home lies an impressive open-plan kitchen/diner, featuring high-specification integrated appliances, a Quooker tap, two full size ovens, and a stylish central island, all complemented by generous space for dining and entertaining. Completing the ground floor is a spacious lounge with two sets of French doors that open directly onto the garden, flooding the room with natural light. A guest WC and a separate utility room offer additional convenience.

Upstairs, the property continues to impress. The primary bedroom suite features a contemporary En-Suite bathroom and a dressing area. A second double bedroom also benefits from its own En-Suite, while two

additional bedrooms include fitted wardrobes and are served by the house bathroom.

Externally, the home enjoys a spacious driveway with parking for multiple vehicles, a double garage to the rear, and a large, private rear garden with a lawn and patio ideal for outdoor dining and family gatherings.

This is a superb opportunity to acquire a light, modern, and exceptionally well-equipped family home in a desirable location. Early viewing is highly recommended.

Scarcroft is renowned for its stunning surroundings and vibrant community atmosphere. For more information or to arrange a viewing, contact Monroe Estate Agents today. Don't miss the opportunity to make Castle Court your new home!

REASONS TO BUY

- Chain Free
- Substantial Family Home
- Five Bedrooms
- Spacious and Light
- Countryside walks on your doorstep
- Driveway and Garage
- Private Garden

ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Nestled in a tranquil setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft is situated roughly halfway between Leeds and the market town of Wetherby.

The area offers a variety of shopping and recreational facilities, including several excellent golf courses and the David Lloyd Leisure Centre.

Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the principal commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is located a short drive away at Alwoodley Gates, and there are numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, Wetherby, with its wide range of everyday amenities, is also within easy reach.

SERVICES

We are advised that the property has mains water, electricity and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

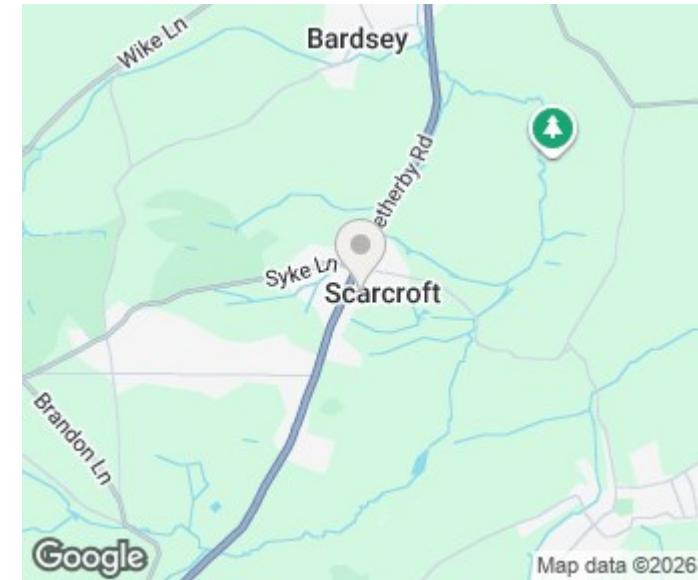
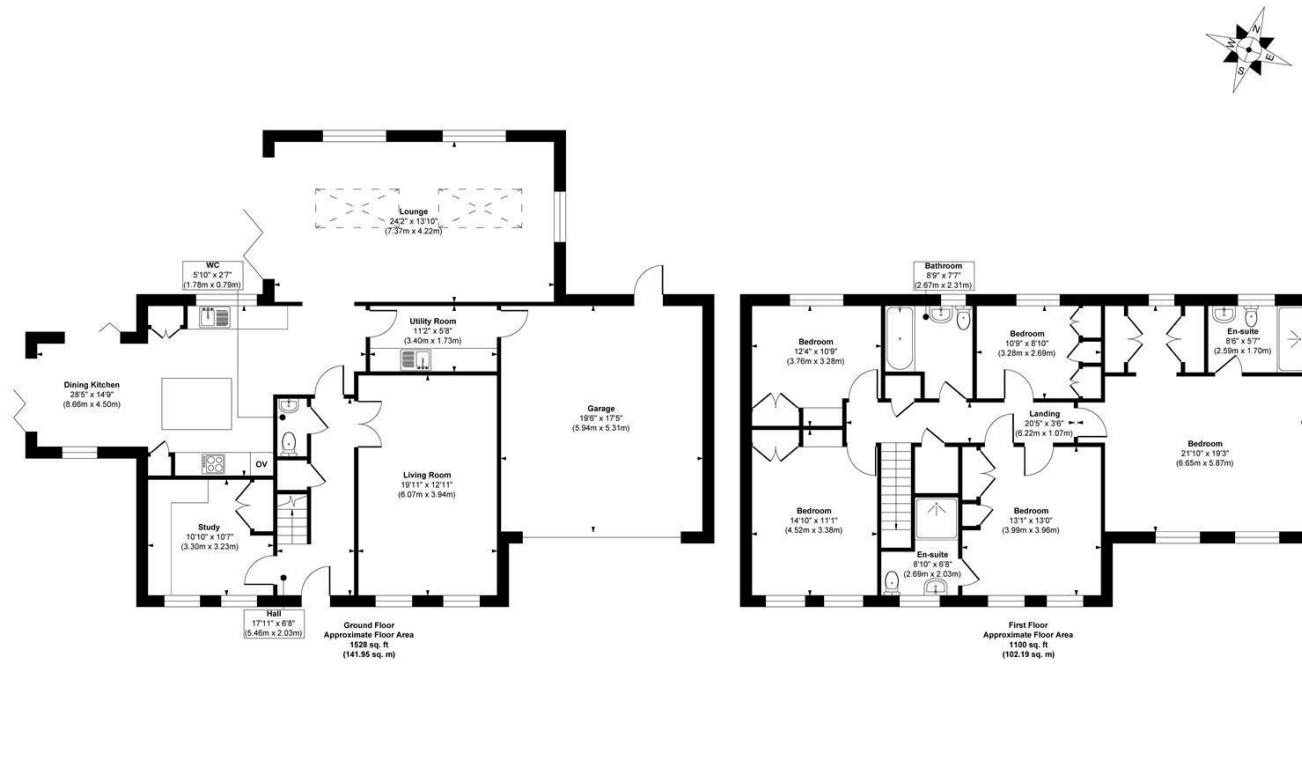
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

2 CASTLE COURT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	83
(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	

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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