



CASTLE
KEEP

HUNTERS[®]
EXCLUSIVE

Castle Keep Scott Lane, LS22 6NY

Apartment 8, Castle Keep Scott Lane, Wetherby

Offers Over £475,000

A luxury apartment set on two floors is positioned within the attractive Castle Keep development in the heart of Wetherby.

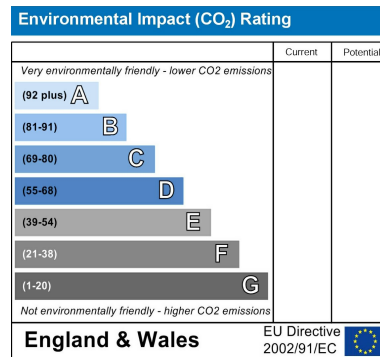
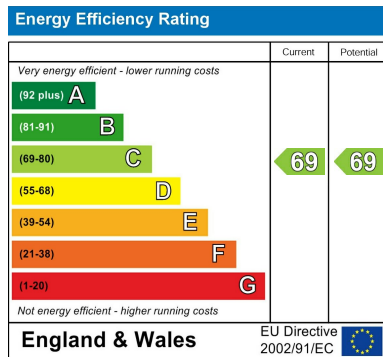
The development is built on what was the Castle which stood proud in Wetherby for 115 years and demolished in 1255 through the reign of King Henry III. The prominent and elevated position boasts a stunning garden which is enclosed by electric private gates and some ruins can be found within the development.

With a stone exterior the communal entrance is at the rear of the building, stairs take you to the first floor private entrance into the duplex home. Beautiful presented throughout, the property which has been decorated in neutral colours, providing a bright spacious feel briefly consists: A spacious welcoming hall, an L shaped lounge of generous size with plenty of light and two doors leading to the balcony. A modern fitted kitchen with good quality integrated appliances and space for a dining table boasts granite work surfaces and plenty of cooking space along with storage. The balcony is our favorite feature, enjoy sunny days sat outside with the peaceful whir of the river Wharfe in the back ground.

Returning stairs then lead to the 2nd floor where the master bedroom with dressing area boasts lots of wardrobe space and a further double bedroom. The house bathroom is spacious and bright with bath and shower over.

The grounds which are well kept and maintained enjoy a tiered gravel garden with delightful rockery and shrubs and a generous lawned area to enjoy.

A car port for private off road parking provide shelter for a vehicle.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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LOCATION

The property is situated within the highly sought after residential area of Wetherby, which provides a good range of facilities to include: excellent local shops, supermarkets, bars and restaurants, superb primary and secondary schools. For the commuter there is excellent access to the A1/M1 link road providing swift and easy commuting throughout the Yorkshire region and beyond.

COMMUNAL ENTRANCE

Intercom with video screen.

ENTRANCE HALL

With doors to the kitchen and reception room, stairs to the first floor landing. Radiator.

RECEPTION ROOM

21'7" x 20'5"

A spacious "L" shaped lounge with two timber doors to the balcony which overlooks the communal gardens. Three double radiators and a telephone point.

KITCHEN DINING AREA

18'4" x 17'3"

A modern fitted kitchen with a range of cream wall and base units, granite work surfaces and under cupboard lighting, a Neff four ring gas hob, Neff oven and Neff microwave. A Smeg integrated fridge freezer, Smeg dishwasher, two windows to the rear aspect and radiator.

FIRST FLOOR LANDING

A white galleried landing with down lighting, under stairs storage with electrics.

MASTER BEDROOM

20'6" x 11'11"

A spacious and light master bedroom, with double Velux windows to the front and rear, a hatch to the loft and two radiators.

DRESSING AREA

Plenty of wardrobes with fitted desk and down lights.

BEDROOM TWO

13'6" x 12'9"

With a Velux window to the rear aspect, radiator and fitted furniture.

BATHROOM

A modern suite consisting of a fitted vanity unit, wall mounted wash basin with mixer tap, paneled bath, low-level w.c, heated towel rail and shaver point.

SHOWER ROOM

A walk in shower, low-level w.c, fitted mirror and shaver point. Part tiled walls and part tiled flooring, extractor fan.

GARDEN

The grounds which are well kept and maintained enjoy a tiered gravel garden with delightful rockery and shrubs and a generous lawned area to enjoy.

PARKING

A car port for private off road parking provide shelter for a vehicle.

VIEWING ARRANGEMENTS

BY APPOINTMENT WITH: HUNTERS

TEL: 01937588228

Opening hours:

Hunters opening hours - 9am - 5.30pm Monday to Friday and Saturday 9am - 4pm, Closed on Sunday

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.

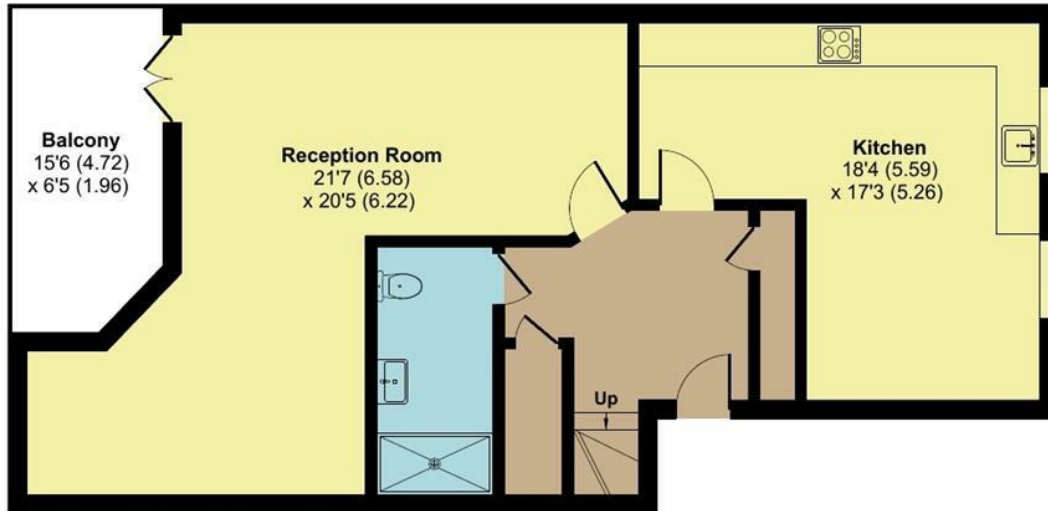
Disclaimer

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 of 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.

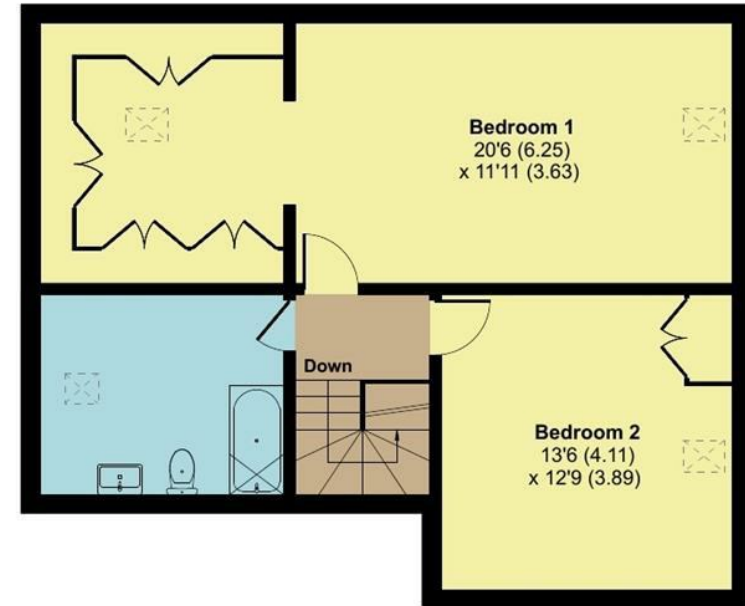
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Approximate Area = 1561 sq ft / 145 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 76 SQ M
(820 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 69 SQ M
(741 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hunters Property Group. REF: 845820







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