

TO THE OUTSIDE

Driveway to the side of the property providing off road parking for several vehicles gives access to :-

DETACHED GARAGE

5.79m x 4.67m (19'0" x 15'4")
Having electric up and over door, water, light and power. Two side windows for natural light.

GARDENS



Lawned garden to front with flower borders and screening hedging for privacy. The rear garden comprising lawn with flower borders, close-boarded fencing, patio area, outside lighting.

COUNCIL TAX

Band E (from internet enquiry)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

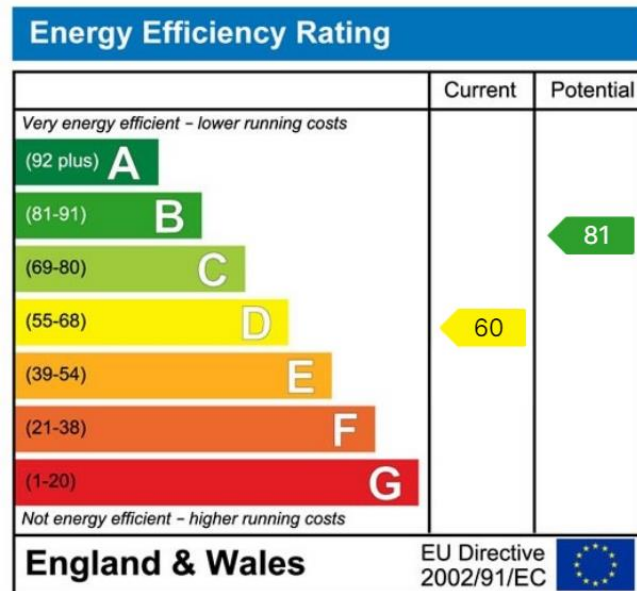
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared July 2024



Spofforth ~ 19 Castle Ings, HG3 1BZ

A deceptively spacious and extended four-bedroom, two-bathroom, detached family house occupying a convenient cul-de-sac location close to the village school, cricket ground and other amenities. No onward chain.

- Lounge, dining room and morning room
- Extended breakfast kitchen
- Four bedrooms, two bathrooms
- Double garage and manageable gardens
- Cul de sac location

£550,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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All-round excellence, all round Wetherby since 1950

SPOFFORTH

Is an historical and attractive rural village renowned for its ancient castle ruins and disused railway footpath. With the benefit of two Public Houses, Church, Shop and Bus services the village is particularly well situated for commuting to both Wetherby and Harrogate with Leeds and the A1 also close by.

DIRECTIONS

From Wetherby proceeding along the A661 Harrogate road into Spofforth. At the mini roundabout take the first exit into Castle Street, first left into School Lane, following the road round to the right passing the school, turn next right into Castle Ings and the property is situated at the head of the cul-de-sac identified by a Renton & Parr for sale board.

THE PROPERTY

A light and spacious four bedroom detached house occupying a cul-de-sac location and benefiting from gas fired central heating and double glazed windows, the accommodation in further detail comprises :-

GROUND FLOOR

ENTRANCE VESTIBULE

2.29m x 1.78m (7'6" x 5'10")
Entrance door, ceramic tiled floor, radiator, double glazed window, inner door leading to :-

ENTRANCE HALL

Radiator, staircase to first floor with storage cupboard under, double glazed window.

CLOAKROOM

Low flush w.c., corner wash basin, tiled floor, extractor fan.

LOUNGE

5.05m x 3.91m (16'7" x 12'10")
Double glazed window to front and side, stone fireplace with tiled hearth and coal effect gas fire, ceiling cornice, two radiators. Open archway to :-



DINING ROOM

3.66m x 3.2m (12'0" x 10'6")
Double glazed side window, radiator, ceiling cornice, glazed doors to :-



MORNING ROOM

3.02m x 2.9m (9'11" x 9'6")
Double glazed windows to two sides, radiator, ceiling cornice.



EXTENDED BREAKFAST KITCHEN

5.84m x 2.92m (19'2" x 9'7")
Well fitted with comprehensive range of wall and base units including cupboards and drawers, worktops with tiled surrounds, under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including double oven, five ring gas hob with extractor hood above, plumbed for washing machine and dishwasher, double glazed windows to two sides, wall mounted Vaillant gas fired central heating boiler, radiator, recess ceiling lighting, stable type door to rear porch with external door.



FIRST FLOOR

LANDING

Loft access, double glazed window.

BEDROOM ONE

5.84m x 4.09m (19'2" x 13'5") max
Including range of fitted wardrobes with cupboards above, dressing table, two double glazed windows to rear, radiator, ceiling cornice.



EN-SUITE SHOWER ROOM

2.49m x 1.78m (8'2" x 5'10")



A white suite comprising shower cubicle, low flush w.c., pedestal wash basin, obscure double glazed window, ceiling cornice, extractor fan, shaver socket, heated towel rail.

BEDROOM TWO

3.96m x 3.53m (13'0" x 11'7")
Including fitted wardrobes to one wall with cupboards above, two double glazed windows to front, radiator, ceiling cornice.



BEDROOM THREE

3.1m x 2.44m (10'2" x 8'0")
Double glazed window to side, radiator, double wardrobe with cupboard over, ceiling cornice.

BEDROOM FOUR

2.79m x 2.34m (9'2" x 7'8")
Double glazed window to front, radiator.

FAMILY BATHROOM

2.64m x 2.01m (8'8" x 6'7")
Part tiled walls and white three-piece suite comprising panelled bath with shower above, pedestal wash basin, low flush w.c., shaver socket, radiator, airing cupboard with insulated tank.

