



## HALL GARTH MAIN STREET

ULLESKELF, LS24 9DU

£899,950  
FREEHOLD

Monroe is delighted to present this impressive detached family home, has been recently renovated to the highest standard and extends over 4,500 square feet. Located in the charming village of Ulleskelf, with excellent transport links and local amenities, this is a rare and remarkable home perfect for modern family living. This property is offered to the market with no chain.

MONROE

SELLERS OF THE FINEST HOMES



## HALL GARTH MAIN STREET

- CHAIN FREE • Detached Family Home • Five Bedrooms, 3 Bathrooms • Stunning Open Plan Layout • High Specification Kitchen • Gym and Cinema Room • Train Station Nearby • Access to Excellent Schools • Village Location



The expansive ground floor is highlighted by a breathtaking kitchen and dining area, where the double-height dining space serves as a magnificent centrepiece. Split-level stairs lead up to the modern living room and family room, as well as a charming garden room, perfect for enjoying views of the garden. The ground floor also includes a pantry, a cloakroom, and direct access to the double garage.

Descending further down the staircase, you'll find a large cinema room and a well-equipped gym, making it an ideal space for entertainment and fitness enthusiasts. The basement also houses a spacious laundry room and an additional cloakroom.

Outside, the stunning south-facing garden offers a tranquil and private oasis, perfect for both relaxation and entertaining. Thoughtfully landscaped, the space features an elegant patio area, a bespoke outdoor kitchen, and a dedicated alfresco dining space ideal for summer gatherings. Whether you're enjoying morning coffee in the sun or hosting evening get-togethers, this garden is designed to impress. Additionally, the property offers ample parking for multiple vehicles, making it perfect for hosting guests or accommodating a growing family.

This stunning home, with its beautiful design, extensive amenities, and charming village location, is truly a rare find. Don't miss the chance to make this dream home a

reality. Contact us today to schedule a viewing and experience the elegance and charm of this magnificent property.

To arrange your viewing of this exceptional home, please call Monroe.

### ENVIRONS

The property is located in the highly desirable village of Ulleskelf, which boasts its own train station. York city centre is just 12 minutes away by train, while Leeds is accessible in only 25 minutes. The village offers several amenities, including a local convenience store, a garage, a village hall, a post office, and a sports field, making it ideal for families moving to the area.

Tadcaster Grammar School is reachable by bus, and St. Peter's, Bootham, and The Mount Schools are within walking distance from York station. Additionally, the buses for St. John Fisher and St. Aidan's also pass through the village, providing convenient access.

The Gateways and GSAL buses serve the neighbouring village as well.

The property is just 10 minutes from the A1 and 15 minutes from The Springs. The train journey to York takes about 10 minutes, while Leeds is a 20-minute train ride away.

## REASONS TO BUY

- No Onward Chain
- Excellent School Catchment Location
- Well-Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- Five Bedrooms
- Garage & Parking
- Private Gardens

## SERVICES

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

## LOCAL AUTHORITY

Selby District Council

## TENURE

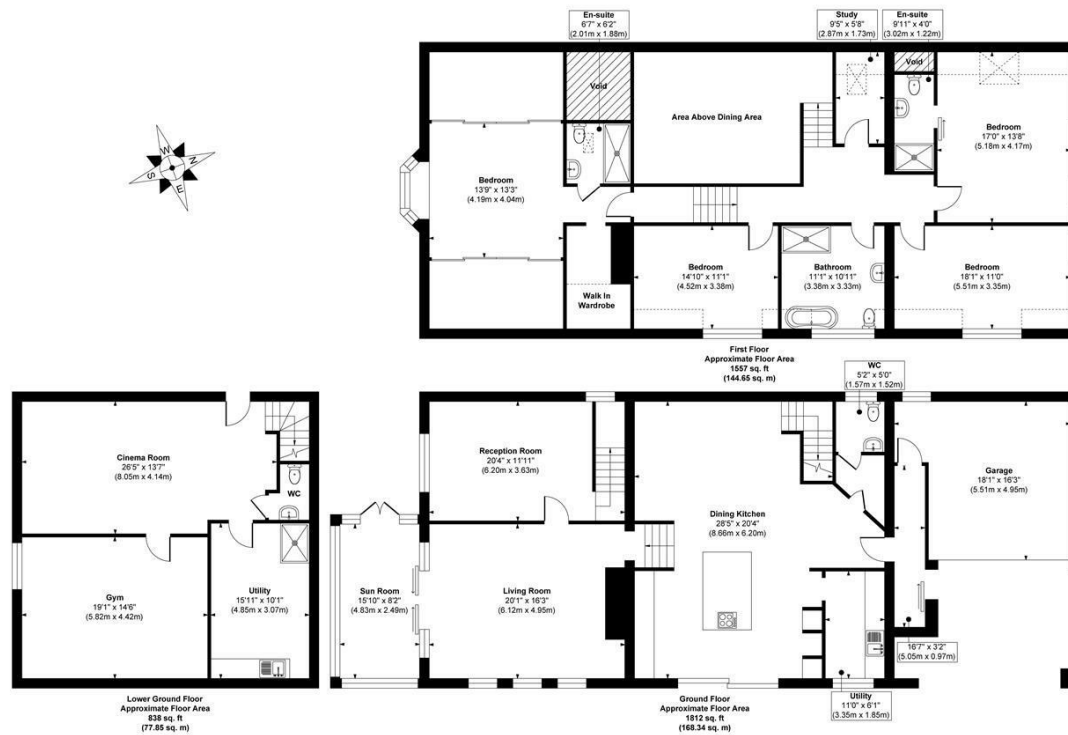
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## HALL GARTH MAIN STREET





**Approx. Gross Internal Floor Area 4207 sq. ft / 390.84 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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