



Saxton ~ The Millhouse, 9 Hungate Close, LS24 9TP

Guide Price £895,000

A beautifully appointed and tastefully decorated five-bedroom detached family home, set within an exclusive development of just three architect-designed properties accessed through private electric gates, enjoying south-facing private gardens in the heart of the popular village of Saxton. Blending the character and charm of exposed timbers and hand-crafted cabinetry with light and airy contemporary family living. Early viewing is strongly advised.

Bedrooms: 5 | Bathrooms: 3 | Receptions: 2

Council Tax Band: G

Tenure: Freehold



Premium

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Property Description

Entering into a welcoming hallway with engineered oak flooring leading through to a versatile reception room with square bay window, fitted shutters and attractive window seat. Double doors open into the impressive kitchen diner, a bright vaulted space with exposed king-post timbers. Handmade shaker cabinetry with solid painted wood and marble interiors by a specialist kitchen designer, Quartz work surfaces, double Belfast sink, under-counter dishwasher and recess for a Lacanche range cooker with five ring gas hob above create a superb family kitchen of excellent quality. French doors open onto the rear garden which is ideal for entertaining. The limestone tiled flooring continues into the utility room with further bespoke cabinetry, Quartz work surfaces, double Belfast sink, integrated fridge and freezer and laundry cupboard.

A generous sized living room enjoys full-height windows with garden access, engineered oak flooring and a feature fireplace with stone hearth, oak timber mantel and electric stove inset. Solid oak internal doors add character throughout.

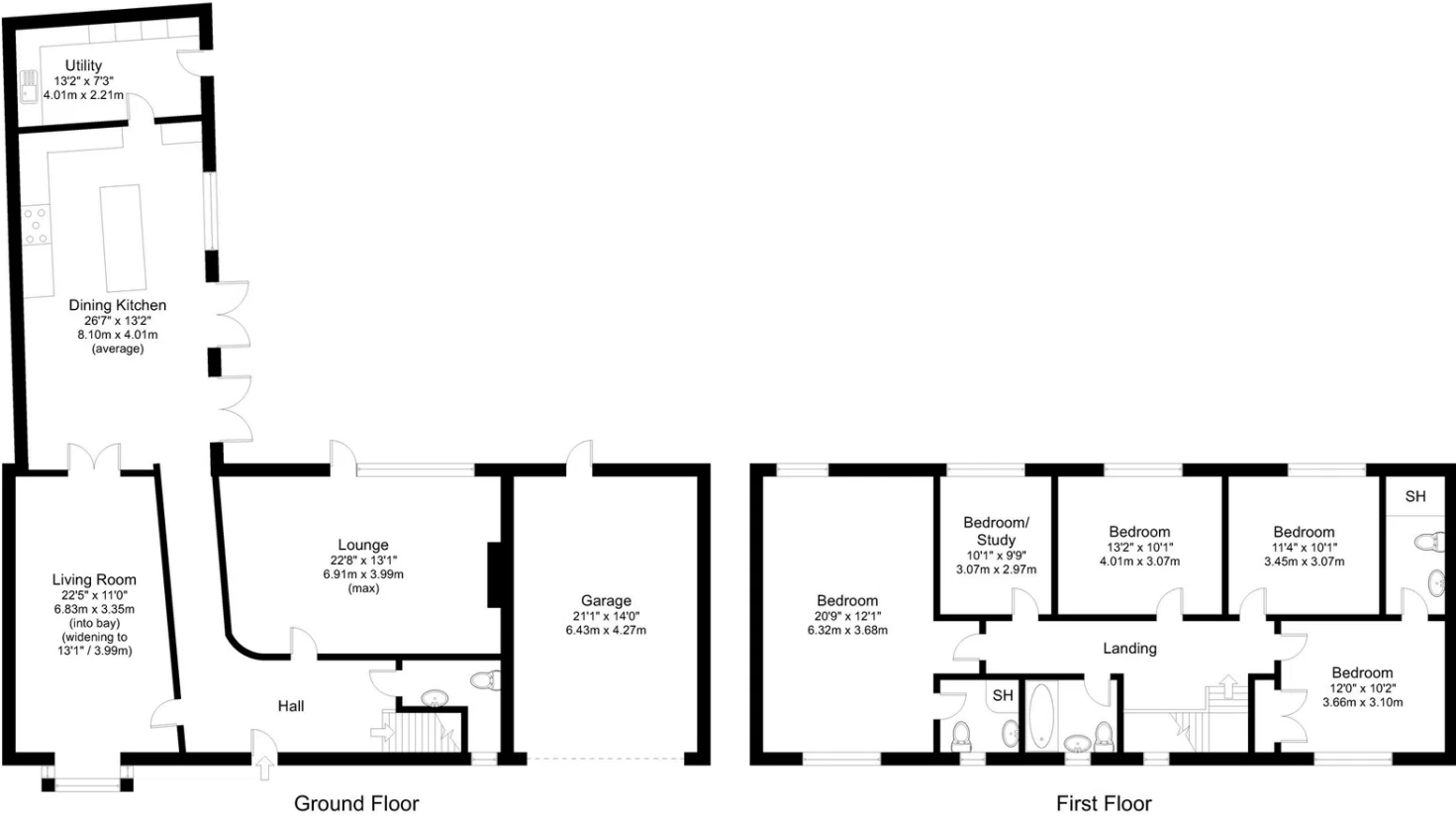
A turned staircase rises from the hallway with generous sized wc under stair, fitted with an attractive Neptune vanity unit, tiled flooring and decorative panelling.

The first-floor landing with seating area leads to a stunning master bedroom with dual aspect and spacious en-suite shower room. Guest bedroom two is another excellent double with fitted wardrobes and en-suite shower. Bedrooms three and four are generous sized doubles overlooking the rear garden, while bedroom five currently serves as a well proportioned home office. The house bathroom offers a traditional three-piece suite with Victorian-style fittings.

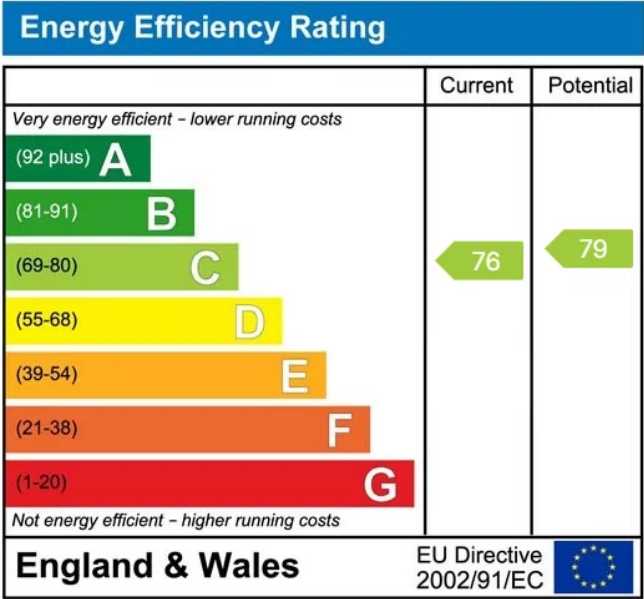
There is excellent potential for conversion of the loft space to create additional bedrooms, a playroom and a bathroom, if required.

To the outside, electrified gates open to a block paved driveway providing private parking for multiple vehicles and to the integral garage.

The front garden is neatly landscaped with shaped borders, timber fencing and curved stone walls providing excellent privacy. The south-facing rear garden is a particular feature, set largely to lawn with deep and well stocked flowerbed borders inside timber fencing and stone garden walls. A shaped stone flagged patio provides an excellent seating area for outdoor entertaining and relaxation along with al-fresco dining in the summer months.



Gross internal floor area excluding Garage (approx.): 219.4 sq m (2,362 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Details prepared August 2026

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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.

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

VIEWINGS

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

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