



4 CASTLE STREET
HARROGATE, HG3 1AP

£699,950
FREEHOLD

Are you looking for a detached family home, ready to move into, located near Wetherby and Harrogate?

MONROE

SELLERS OF THE FINEST HOMES

4 CASTLE STREET

- Detached Family Home • Open Plan Kitchen • Lounge With Open Fire • Snug / Office / Gym • Three Double Bedrooms • Ensuite To Master • Driveway With Electric Gates • Garden to Front & Rear • Village Location • Excellent Schools & access to Harrogate & Wetherby



Monroe proudly presents this inspiring detached family home, spanning over 1600 Sqft, featuring a sunlit south-facing front garden, driveway, and electric gates. With three generously sized reception rooms, this spacious residence perfectly accommodates your vision for home working.

As you step through the door, you enter a spacious hallway that leads to the restroom. To your right, the living room features a modern fireplace, which serves as a striking focal point with its open fire. The open-plan kitchen and dining area are both remarkable and spacious.

The kitchen diner is a truly impressive space, showcasing a beautifully crafted bespoke fitted kitchen equipped with built in appliances, stunning granite worktops, and a spacious kitchen island featuring a range cooker. The elegant French doors open up to the garden, making it the perfect setting for entertaining guests.

Off the kitchen is the family room with French doors leading to the garden. Additionally, there is an extra room currently used as a study and gym, which is a fantastic added benefit for home workers or families.

On the first floor, three double bedrooms await, including one with fitted wardrobes and a modern ensuite shower room. Two additional double bedrooms

complement a beautifully designed house bathroom, complete with a separate shower and a freestanding bath an oasis of modern elegance.

This property features beautifully landscaped gardens both in the front and rear, along with a spacious driveway equipped with electric gates. The rear patio is ideal for family gatherings and offers privacy.

Experience the allure of this exceptional detached property! Act now and call Monroe to secure your viewing today!

REASONS TO BUY

- Spacious Detached Property
- Beautiful Spot
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Three Double Bedrooms
- Snug / Gym / Office
- Driveway With Electric Gates

ENVIRONS

Spofforth is a charming and historic rural village, famous for its ancient castle ruins and the disused railway footpath. The village offers two public houses, a church, a shop, and bus services, making it a convenient

location for commuting to both Wetherby and Harrogate. Leeds and the A1 motorway are also nearby, enhancing its accessibility.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

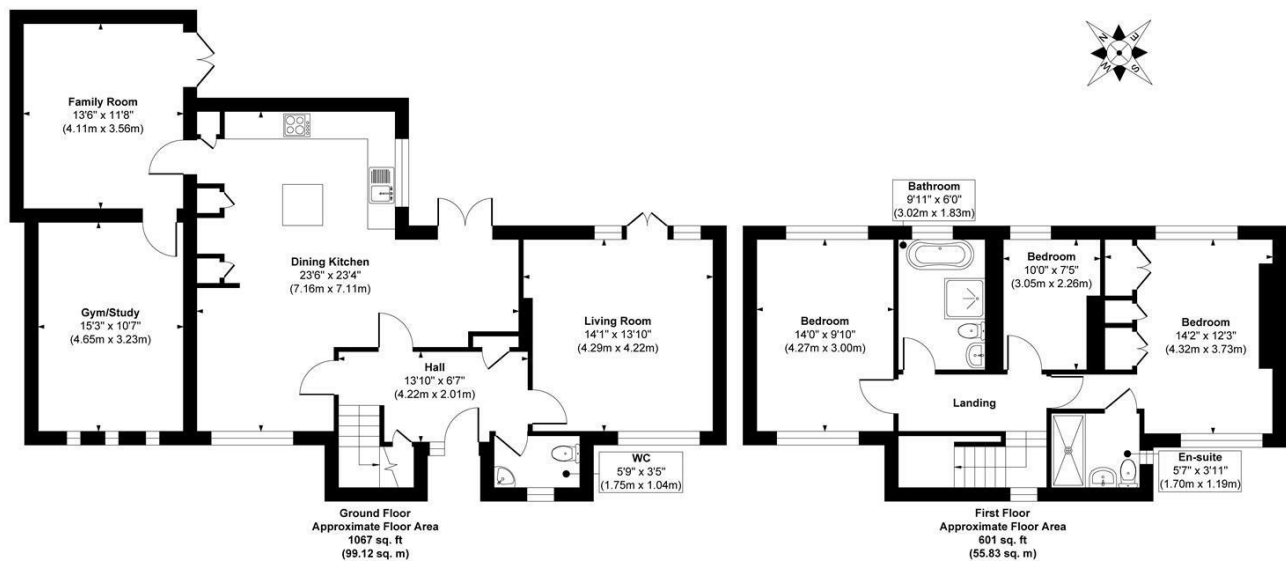
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

4 CASTLE STREET





Approx. Gross Internal Floor Area 1668 sq. ft / 154.95 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) A		
(81-91) B		
(69-80) C		
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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