



12 RIVERSIDE VIEW

TADCASTER, LS24 9FE

£420,000
FREEHOLD

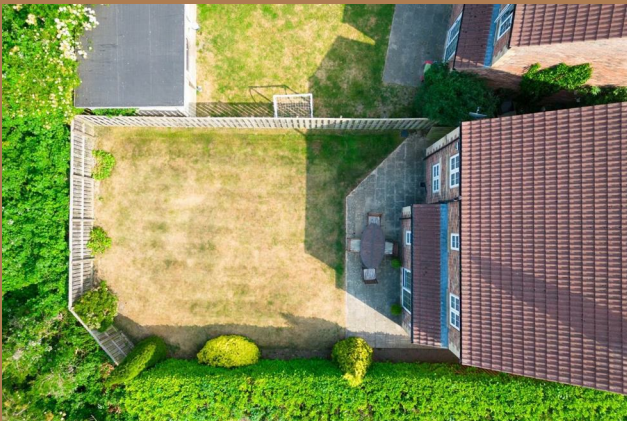
This 4 bedroom detached property has the best views in Tadcaster! A perfect home for a young or growing family, accommodating 4 double bedrooms, two reception rooms and a large garden. The property is situated within close proximity of good schools, local amenities and the motorway offering amazing connectivity! Contact Monroe Boston Spa to book your viewing today!

MONROE

SELLERS OF THE FINEST HOMES

12 RIVERSIDE VIEW

- Detached home • 4 double bedrooms • Fully-fitted kitchen • Spacious living room • Separate dining room • House bathroom and en suite • Private Setting • close by to many local amenities • Great connectivity • Large garden



This home is perfect for a growing family, offering an abundance of reception space and convenient storage throughout! The ground floor is comprised of an entrance hallway, fully-fitted kitchen with an adjoining utility room, separate dining room, W.C and a spacious formal living room with double-doors leading out onto the patio and garden.

Upstairs, this optimal home offers four double bedrooms and a fully tiled house bathroom. The primary bedroom benefits from fitted storage and an en suite shower room and the second and third bedrooms equally benefit from ample fitted storage.

Externally, this property benefits from its positioning at the head of the cul-de-sac and generously sized and private garden to the rear. There is a driveway offering ample off-street parking leading up to a single garage.

To arrange your viewing of this fabulous home, call Monroe.

ENVIRONS

Tadcaster prides itself on its excellent range of local amenities, such as independent eateries, beauty salons and trendy bars. The Town also has a thriving community spirit and plays host to a variety of local sports clubs. For the avid commuter, Tadcaster benefits

from its close proximity to the motorway as well as the A64 offering great connectivity through to Leeds and York.

REASONS TO BUY

- Excellent school catchment location
- Well-presented throughout
- Great connectivity
- Superb amenities close by
- 4 double bedrooms
- 1 En suite and a house bathroom
- Garage
- Large garden

SERVICES

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

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.

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Gross internal floor area including garage (approx.): 121.9 sq m (1,312 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(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

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