



## THE WILLOWS OUSTON LANE

TADCASTER, LS24 8DP

£725,000  
FREEHOLD

An immaculate five-bedroom detached family home boasting an abundance of reception space, a stunning open-plan living, dining kitchen with AGA, and large landscaped gardens in a peaceful location on the outskirts of Tadcaster. To book your viewing call Monroe.

MONROE

SELLERS OF THE FINEST HOMES

# THE WILLOWS OUSTON LANE

- Immaculately presented family home
- five bedrooms, three bathrooms
- Quiet location on outskirts of Tadcaster
- Significantly improved by the current owners
- Luxury fitted kitchen/diner with four oven AGA
- four reception rooms
- dual faced log burner in kitchen and lounge
- newly laid patio areas for alfresco living
- South West facing garden
- Close to all amenities of town centre



The Willows is a stunning five bedroom, three bathroom family home situated on the outskirts of Tadcaster which has been significantly improved by the current owners and is immaculately presented throughout.

This home is set behind electric gates, within beautiful landscaped grounds, which gives a fantastic sense of arrival as your approach the property...

Internally, the newly fitted kitchen dining, living room is a real show stopper! Features include a four oven Aga, quartz worktops and quality appliances. A large island offers seating for casual dining and there is ample space for a sizeable dining table and chairs. There is also a recently fitted dual faced log burner creates a cosy atmosphere to the family living space. From here patio doors lead out onto the newly laid patio area, offering an ideal space for outdoor living and entertaining. There are three further reception rooms, including a formal lounge with log burner, a snug or playroom and a home office.

To the first floor there are four bedrooms in total, three of which are doubles, and three quality bathrooms. The principle suite affords a luxury ensuite shower room and an array of fitted wardrobes. A large bay window offers views across the south west facing garden and is flooded with natural light. The second floor offers a spacious fifth bedroom which has space for a double bed and useful study areas.

The Willows is beautifully presented and really is a 'ready to move into' home! To find out more, and to arrange your viewing, 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 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

- Immaculately presented family home
- Five bedrooms & three bathrooms
- Quiet location on outskirts of Tadcaster
- Significantly improved by the current owners
- Luxury fitted kitchen/diner with four oven AGA
- Four reception rooms
- Dual faced log burner in kitchen and lounge
- Newly laid patio areas for alfresco living
- Southwest-facing garden
- EV charging point
- Close to all amenities of town centre

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas. There is also an electric vehicle charger.

#### LOCAL AUTHORITY

Selby District Council

#### TENURE

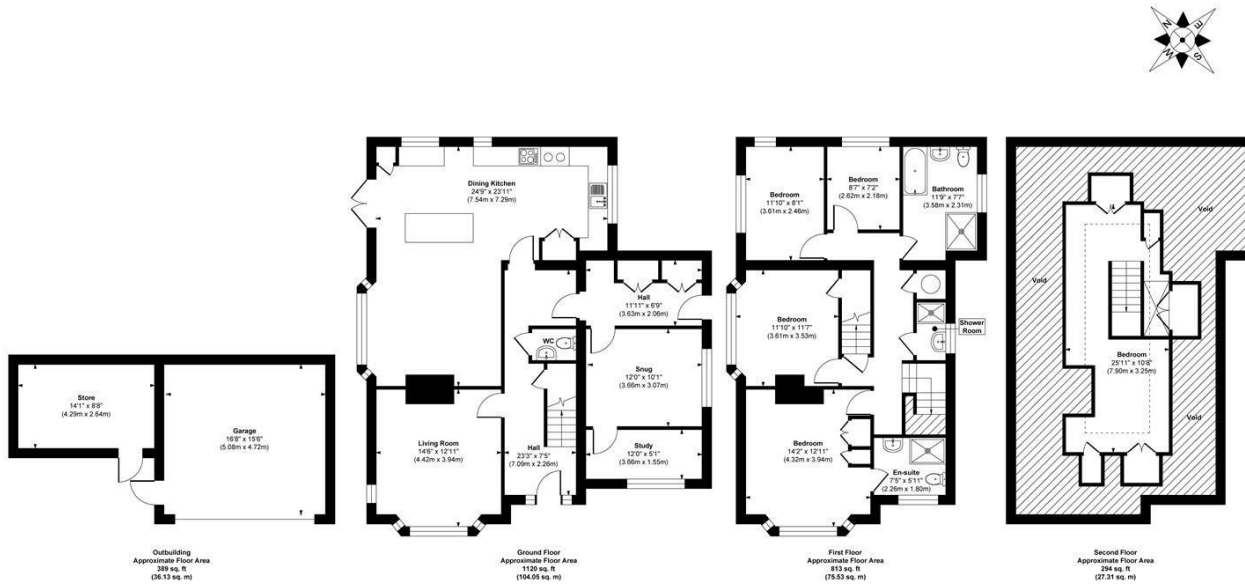
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## THE WILLOWS OUSTON LANE

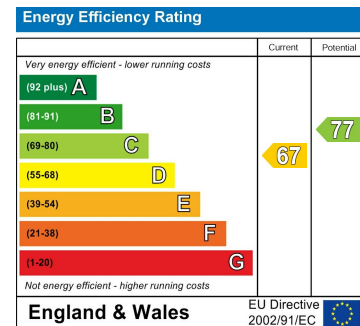




**Approx. Gross Internal Floor Area 2616 sq. ft / 243.02 sq. m**

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

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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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