



**11 TOLL BAR WAY**  
TADCASTER, LS24 8JT

**£435,000**  
**FREEHOLD**

This spacious, chain free detached family home is situated on a sought-after development in Tadcaster, benefiting for fantastic connectivity and close proximity to a range of superb amenities. Viewings are available by appointment only.

**M O N R O E**

SELLERS OF THE FINEST HOMES

## 11 TOLL BAR WAY

- Detached four bedroom home
- Open-plan, kitchen-diner
- Formal living room
- Separate utility room
- Four bedrooms in total
- Both an en suite to the primary and fully-tiled house bathroom
- Ample parking
- Double garage
- Large private garden
- Superb amenities closeby



This home is perfect for a growing family, offering an abundance of reception space. The ground floor is comprised of an entrance hallway, a formal living room which grants direct access out onto the patio and features a living-flame gas fire, a large kitchen diner, an adjoining utility room, and a W.C. The kitchen is spacious and fully-fitted, featuring integrated Bosch appliances. There is scope to form a separate dining room if desired.

Upstairs, this optimal home offers four bedrooms in total and a fully-tiled house bathroom. The primary bedroom benefits from an en-suite shower room.

Externally, this property benefits from its positioning, at the edge of a sought-after estate on a safe and secluded cul-de-sac, ideal for children to play out in a secure environment. There are generously sized gardens to the front of the property and a well stocked private garden to the rear. There is a driveway, offering ample off-street parking, leading up to a double garage.

To arrange your viewing of this superb 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 bedrooms in total
- En-suite to the primary bedroom and a house bathroom
- Double garage
- Well-maintained, private garden
- Safe and secluded cul-de-sac location

### 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.

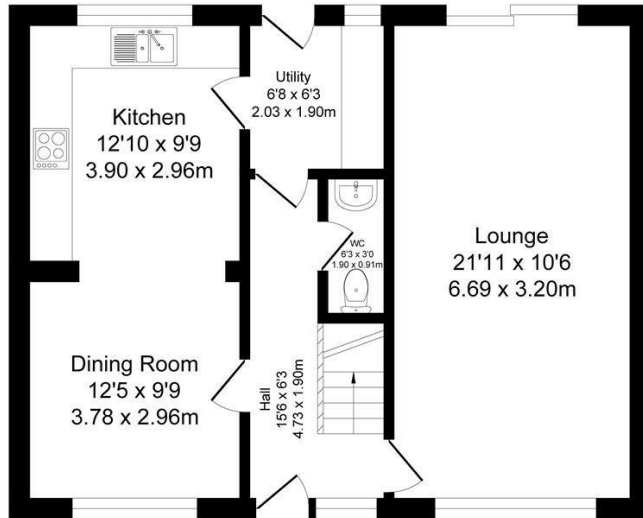
## 11 TOLL BAR WAY



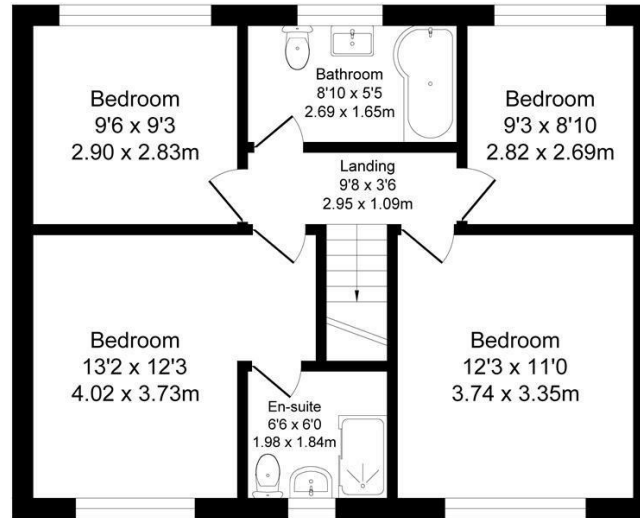
# Toll Bar Way, Tadcaster

## Total Approx. Floor Area 1232 Sq.ft. (114.4 Sq.M.)

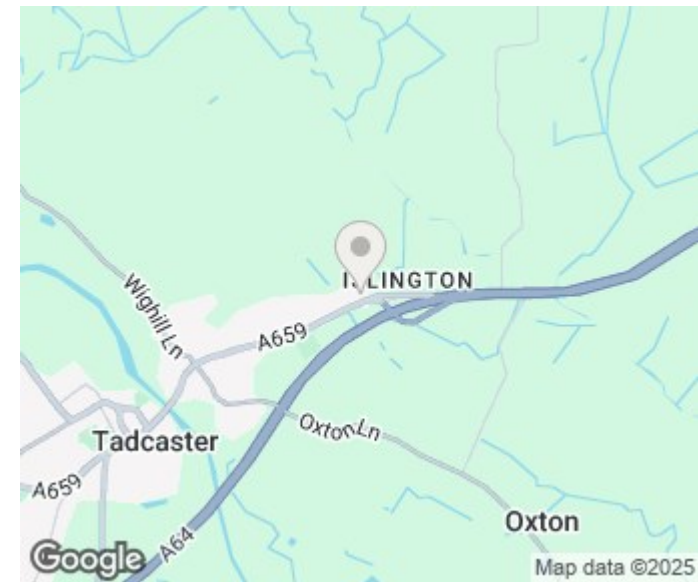
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 616 Sq.Ft (57.2 Sq.M.)



First Floor  
Approx. Floor Area 616 Sq.Ft (57.2 Sq.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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MONROE

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