



THE BIRCH MAPLE WOOD

TADCASTER, LS24 9RA

£700,000
FREEHOLD

*** GREAT VALUE PER SQFT*** *** ONLY FOUR HOMES LEFT ACROSS THE SITE *** *** INCENTIVES AVAILABLE SUBJECT TO NEGOTIATION *** *** READY JULY 2024 *** Monroe are proud to showcase The Birch on the Maple Wood development, a prestigious community of 9 bespoke family homes with a contemporary design and stylish elegance!

MONROE

SELLERS OF THE FINEST HOMES

THE BIRCH MAPLE WOOD

***RESERVED ***

home, call Monroe.

Maple Wood is comprised of 6 beautifully formed house types to choose from to ensure you find the perfect home for all your families needs! As such, this development a truly unique opportunity to own a residence of distinction that lets you live life to the full in the ultimate rural commuter location.

** Please note, photos are indicative representation of each house type **

The Birch is a striking 5-bedroom detached home which offers optimal living throughout. The ground floor offers an impressive entrance hallway, formal living room and spacious, open-plan, kitchen-living-diner which features a high-specification, German-made kitchen. There is also a fully-fitted utility room located off of the kitchen, with an adjoining W.C.

To the first floor, there are four double-bedrooms, one of which benefits from a gorgeous en suite shower rooms, and a luxurious house bathroom.

The second floor boasts a study and a fantastic primary suite, comprised of a large bedroom, dressing room and a further beautiful en suite which features a free standing bath tub.

Externally, the property benefits from a large rear garden, ample parking and a single integral garage.

To find out further information on this superb new

• ***RESERVED *** • SDLT savings

available • Underfloor heating throughout the ground floor • Detached 5 Bedroom executive home with further study • Integral garage • Open plan kitchen living diner • Stunning principal suite • Lawned garden to the rear • Warranty • High specification



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ADDITIONAL INFORMATION

Local Authority – Church Fenton

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 2773.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 2753 sq. ft / 255.75 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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