



THE OAK MAPLEWOOD

TADCASTER, LS24 9RA

£775,000
FREEHOLD

***LAST FEW REAMINING ***Monroe are proud to showcase The Oak 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 OAK MAPLEWOOD

***LAST FEW REMAINING ***

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.

The Oak is a striking 5-bedroom detached home ,designed over three floors, which offers optimal living throughout. The ground floor features an entrance hallway, which grants access to a formal living room and a spacious, open-plan, kitchen-diner which features a high-specification, German-made kitchen. Further more the ground floor also features a WC and utility room as well as direct access to the garden via the kitchen-diner patio doors.

To the first floor there are four double bedrooms, two of which benefit from luxury ensuite shower rooms. There is an additional useful dressing room to bedroom one. There is also a luxurious house bathroom and bedroom two benefits from Juliette balcony, really making the most of indoor-outdoor living!

The second floor boasts a wonderful Primary suite , with a luxury bathroom and a large landing area. This would make an ideal tranquil study space away from the hubbub of family living! The eave has been carefully

planned to provide is ample and accessible storage.

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

To find out further information on this superb new home, call Monroe.


- ***LAST FEW REMAINING ***
- SDLT SAVINGS AVAILABLE
- Brand new 5 bedroom detached
- Single garage, two parking spaces
- Utility Room
- Principal bedroom with en suite
- 4 further double bedrooms, 1 complete with en suite
- Luxury House Bathroom
- Lawned Garden
- 10 Year Warranty



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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