



6 WINDMILL GROVE

TADCASTER, LS24 9LF

£475,000
FREEHOLD

This spacious detached family home offers four well-proportioned bedrooms and a generous garden, making it an ideal choice for families. Additionally, it is situated within the catchment area of highly regarded schools in Tadcaster, ensuring access to excellent education for your children.

MONROE

SELLERS OF THE FINEST HOMES

6 WINDMILL GROVE

• Detached Spacious Home • Four Bedrooms • South Facing Garden • 1235 Sqft • Driveway • Spacious Utility • Amazing School Catchments • Private Garden



Monroe is pleased to present this spacious four-bedroom detached family home, featuring a bright living/dining room, a utility room, and a guest WC. The property includes a driveway and a large garden and is located within the catchment area of excellent schools.

The kitchen is modern and fully fitted, offering built-in Bosch appliances. The spacious living room features an electric fireplace and French doors leading to the south-facing garden.

Don't miss the impressive guest WC and the highly functional utility room, both essential features that enhance the overall appeal of your space.

Upstairs, this exceptional home boasts four well-appointed bedrooms and a spacious, modern bathroom featuring both a separate bath and shower. The primary bedroom is enhanced by fitted wardrobes and a luxurious en suite shower room, making it a perfect retreat.

Outside, this property features a spacious and secluded garden in the back. A driveway provides plenty of off-street parking.

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

ENVIRONS

Tadcaster takes pride in its excellent array of local amenities, which include independent restaurants, beauty salons, and trendy bars. The town also boasts a vibrant community spirit and is home to various local sports clubs. For those who commute, Tadcaster benefits from its close proximity to the motorway and the A64, providing excellent connectivity to Leeds and York.

REASONS TO BUY

- Excellent School Catchment Location
- Well-Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- 4 Bedrooms
- En suite to the Primary Bedroom and a House Bathroom
- Driveway
- Private Garden

SERVICES

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

LOCAL AUTHORITY

Selby District Council

TENURE

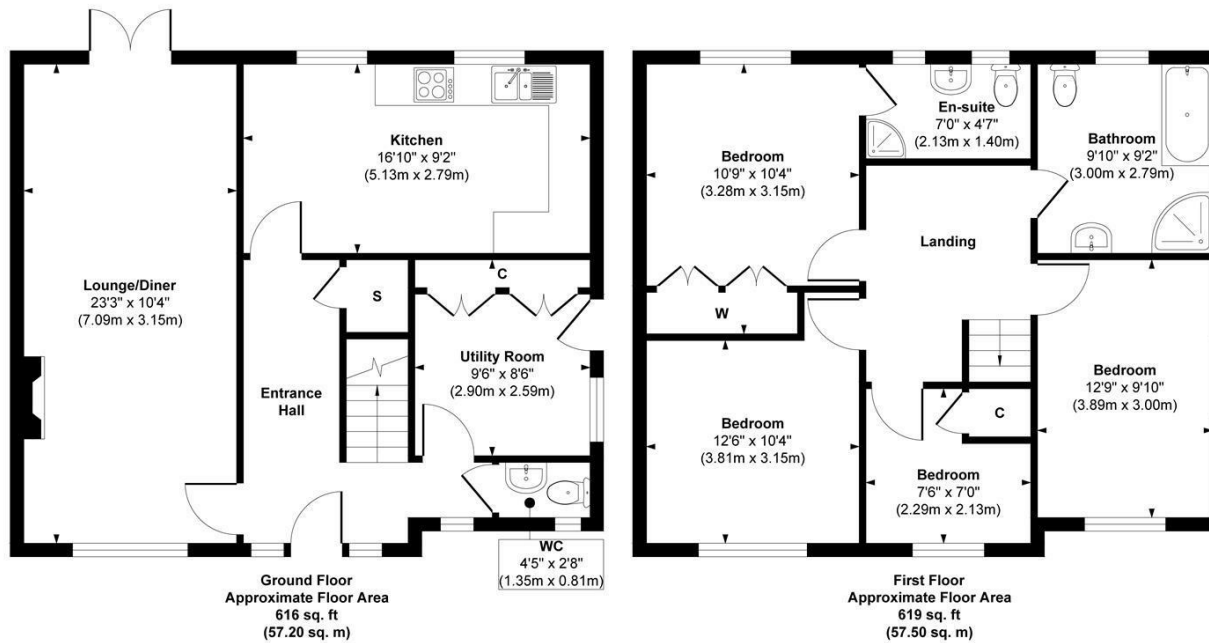
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1235 sq. ft / 114.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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