



HERON SPRINGS MAIN STREET

LS24 9LS

£735,000
FREEHOLD

Are you ready to move into a stunning detached bungalow that is move-in ready? Don't miss this opportunity to make it yours!

MONROE

SELLERS OF THE FINEST HOMES

HERON SPRINGS MAIN STREET

- Detached Bungalow • Three Bedrooms • Green Belt Views • South Facing Garden • Utility • Open Plan Living • Log Burner • Double Garage • Access To Great Schools • Excellent Local Facilities



Monroe is excited to present this beautiful detached family bungalow, inviting you to enjoy open living spaces, sun-filled gardens, and stunning views of the green belt. Located in a peaceful and well-connected village, it is only a short distance from the highly sought-after and amenity-rich area of Boston Spa, making it an ideal setting for families to flourish.

This home features a fantastic open-plan kitchen diner with built-in Bosch appliances, plenty of space for a dining table and seating area, a media wall, and French doors leading to one of the patios.

The large lounge features a log burner and French doors that lead to an additional patio overlooking the beautiful south-facing garden.

It offers three bedrooms, including a principal suite with built-in furniture and a modern ensuite shower room. There are also two additional double bedrooms, one with built-in wardrobes, and a separate house bathroom.

This home boasts a south-facing wraparound garden featuring three equally beautiful patios. If desired, the hot tub can be included in the negotiations. The garden offers privacy and stunning views of the green belt.

This home has a driveway that fits up to seven cars and a double garage that has been converted into a functional

utility space.

This property is in excellent condition and ready for someone to move in. Don't miss out on this opportunity!

ENVIRONS

Situated between the popular towns of Boston Spa and Tadcaster, this property enjoys a prime location on the outskirts of the charming village of Newton Kyme. Boston Spa offers a variety of amenities, including shops, scenic walking paths, restaurants, and bars. Local schools feature the highly regarded Tadcaster Grammar School and Riverside Primary School, with additional facilities available in nearby Tadcaster. This semi-rural area is also just a short drive from the bustling market town of Wetherby and the village of Boston Spa.

The property benefits from excellent transport links, providing easy access to Wetherby, York, Harrogate, Leeds, and major roads such as the A64 and A1/M1, making it ideal for commuters. The village has an active church and community. Tadcaster boasts a leisure centre, swimming pool, and a Sainsbury's supermarket, while Boston Spa offers a variety of restaurants, bars, and healthcare services.

REASONS TO BUY

- Substantial Detached Bungalow
- Peaceful Village Location
- Private Garden with Green Belt Views
- Three Bedrooms & Primary Suite
- Two Reception Rooms
- Parking & Garage
- Underfloor Heating Throughout
- South Facing Wrap Round Garden

SERVICES

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

LOCAL AUTHORITY

Selby Council

TENURE

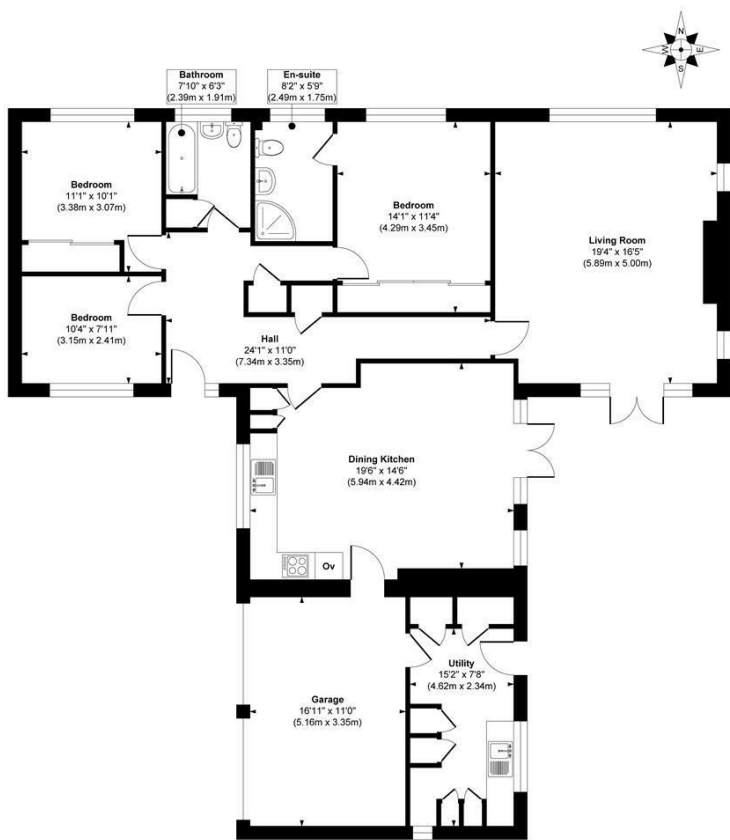
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1632 sq. ft / 151.61 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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