



OGLETHORPE BUNGALOW WETHERBY ROAD TADCASTER, LS24 9LT

£675,000
FREEHOLD

This bungalow presents a wonderful opportunity to own a property in a picturesque setting. Whether you are looking to downsize or seeking a family home, this property is sure to impress with its blend of space, charm, and practicality.

MONROE

SELLERS OF THE FINEST HOMES

OGLETHORPE BUNGALOW

- Substantial Detached Bungalow • Chain Free • Set Within Approximately 1 Acre of Land • Peaceful Village Location • Private Wrap-Around Garden with Green Belt Views • Driveway & Ample Parking • Outstanding Potential • Three Bedrooms • Two Reception Rooms • Utility Room



**** PRICED TO SELL – MOTIVATED SELLER - CHAIN FREE

**** SET WITHIN APPROXIMATELY 1 ACRE –

OUTSTANDING POTENTIAL ****

Monroe is delighted to present this beautifully appointed, detached family bungalow, set within approximately one acre of land and offering exceptional potential. Enjoying open living spaces, sun-filled gardens, and breathtaking views across the surrounding green belt, this superb home is located just outside Newton Kyme and only a short distance from the highly sought-after and amenity-rich village of Boston Spa, an ideal setting for families and those seeking a semi-rural lifestyle.

The property welcomes you with a light and airy entrance hall, leading to a fantastic open-plan kitchen and dining area, complemented by a utility room and conservatory. The formal lounge features an electric fireplace and French doors opening onto a decking area, perfectly positioned to take in the expansive garden and countryside views.

There are three generously sized bedrooms, along with a well-appointed family bathroom offering both a separate shower and a bath.

Externally, the property truly excels. The wrap-around landscaped gardens, featuring patio and decking areas,

excellent privacy, and uninterrupted green belt views.

Set of approximately one acre the land offers potential for a small holding. A very spacious driveway provides ample parking, and the plot offers significant scope for extension, landscaping, or further enhancement, subject to the necessary consents.

Presented in excellent condition throughout, this home is ready to move into and represents a rare opportunity to acquire a substantial bungalow on a large plot. Early viewing is highly recommended.

ENVIRONS

Situated between the popular towns of Boston Spa and Tadcaster, the property enjoys a prime position on the outskirts of the charming village of Newton Kyme. Boston Spa offers a wide range of amenities including independent shops, scenic walking routes, restaurants, and bars. Schooling is well catered for, with the highly regarded Tadcaster Grammar School and Riverside Primary School nearby, along with additional facilities in Tadcaster.

This semi-rural location is also within easy reach of the bustling market town of Wetherby. Excellent transport links provide convenient access to York, Harrogate, Leeds, and major road networks including the A64 and A1/M1, making the property ideal for commuters. Tadcaster offers a leisure centre, swimming pool, and

Sainsbury's supermarket, while Boston Spa provides healthcare services and a vibrant social scene.

REASONS TO BUY

- Substantial Detached Bungalow
- Chain Free
- Set Within Approximately 1 Acre of Land
- Priced to Sell – Motivated Seller
- Peaceful Village Location
- Private Wrap-Around Garden with Green Belt Views
- Outstanding Potential
- Three Bedrooms
- Two Reception Rooms
- Driveway & Ample Parking
- Utility Room

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

Freehold

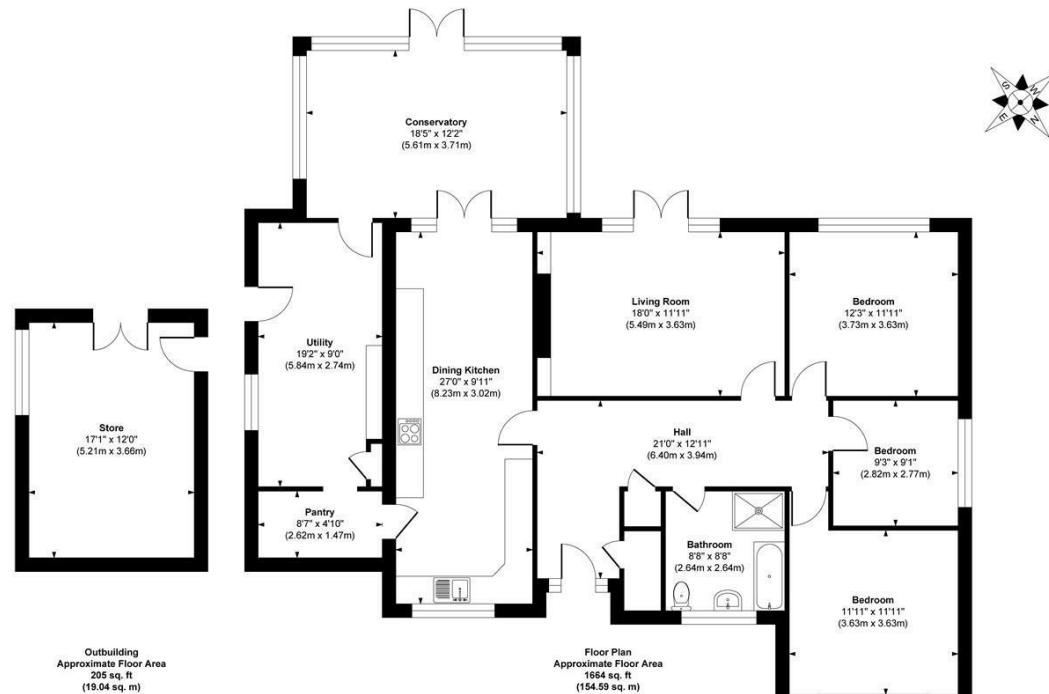
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

OGLETHORPE BUNGALOW





| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | 77 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 44 |
| (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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