



6A ROCKINGHAM COURT

TADCASTER, LS24 9TL

£545,000
FREEHOLD

Rockingham Court is situated in a peaceful setting, perfect for those who appreciate the tranquillity of village life while still being within easy reach of local amenities and transport links. This delightful home is not just a property; it is a place where memories can be made and cherished for years to come. If you are searching for a spacious family home in a picturesque location, this property is certainly worth considering.

MONROE

SELLERS OF THE FINEST HOMES

6A ROCKINGHAM COURT

- Chain Free Detached Family Home
- Incredible Views Over Farmers Fields
- 1978 Sqft of Beautifully Designed Living Space
- Three Spacious Reception Rooms
- Single Garage and plus Parking for Two Cars
- Set in Desirable Towton Village
- Underfloor Heating to the Ground Floor
- Catchment for Tadcaster Grammar
- Set in a Quiet Enclave of Properties



CHAIN FREE

Tucked away in the charming village of Towton, just two miles from Tadcaster, this generous property offers an impressive 1,978 square feet of living space with breath taking views of the surrounding countryside. Featuring three reception rooms and four bedrooms, the home has been thoughtfully extended to maximise both space and natural light, creating a warm and inviting atmosphere throughout. It's an ideal setup for multigenerational living, with the downstairs area fully wheelchair accessible if needed.

As you step inside, you're welcomed by the kitchen-diner, which flows effortlessly into the family room.

The well-equipped kitchen is a cook's dream, complete with a central island, double oven, and modern fitted appliances.

The living room is bright and airy, enhanced by beautiful wooden beams that add a touch of character to the space.

On the first floor, you'll discover the primary bedroom, boasting its own dressing area and an En-Suite bathroom. Two additional bedrooms and a family bathroom are also located on this level, providing plenty of space for everyone.

Climb up to the second floor, where another bedroom awaits, featuring its own bathroom and charming eaves that give the home a unique touch.

Outside, the property showcases stunning countryside views, complemented by a lush garden patio full of vibrant flowers and plants, creating a serene outdoor retreat where you can relax and unwind. Additionally, this fantastic home comes with a garage for your convenience.

REASONS TO BUY

- Towton Village
- Chain Free
- Ideal for Multigenerational Living
- Beautifully Light and Spacious
- Countryside Location
- Two Miles from Tadcaster
- Four Bedrooms
- Three Reception Rooms
- Separate Utility
- Underfloor Heating to the Ground Floor
- Off-Street Parking & Garage & Garden

ENVIRONS

The charming village of Towton is situated just over two miles south of the market town of Tadcaster, which offers a variety of everyday amenities, including

schools, doctors, dentists, shops, cafes, restaurants, and pubs. The nearby A1M motorway provides convenient access to Leeds City Centre, York, Harrogate, and other major national road networks. Additionally, the property is in close proximity to the highly regarded Tadcaster Grammar School.

SERVICES

We are advised that the property has mains water, electricity, drainage and an Estate Bulk LPG Tank.

LOCAL AUTHORITY

North Yorkshire Council

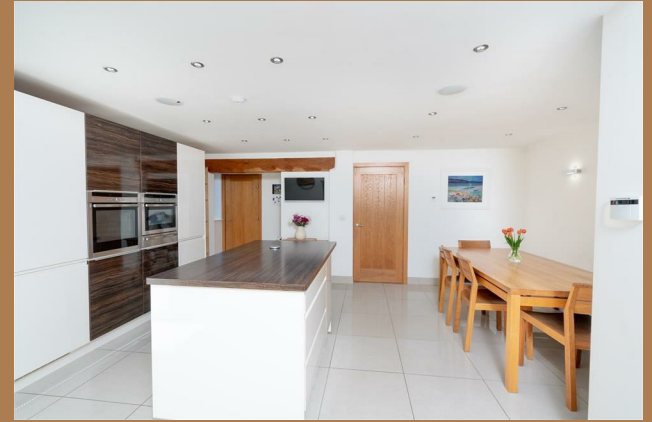
TENURE

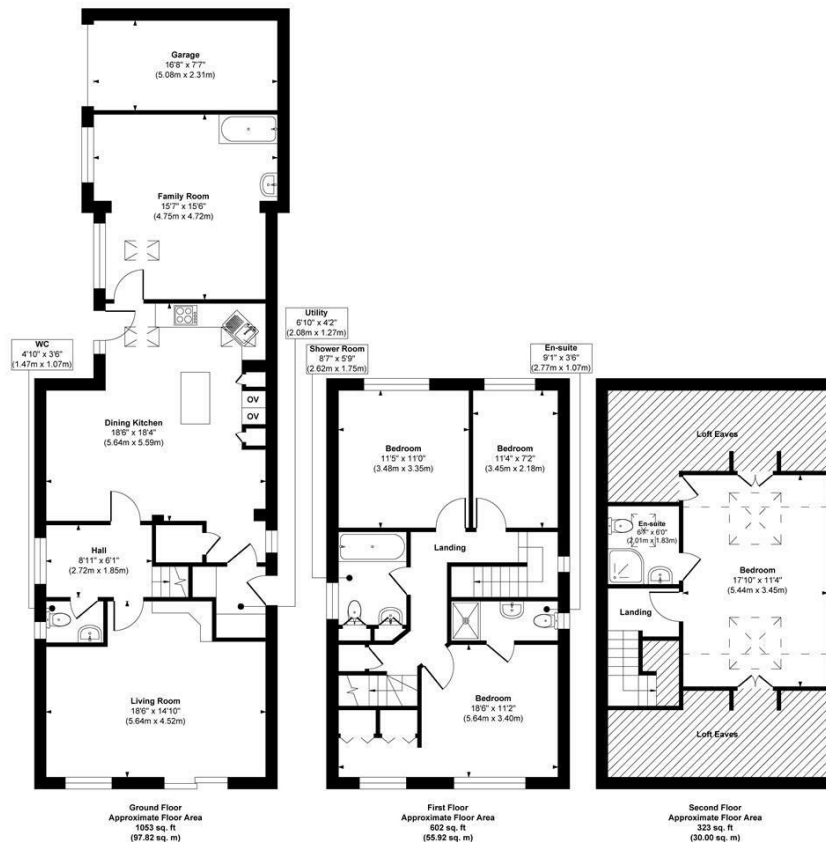
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

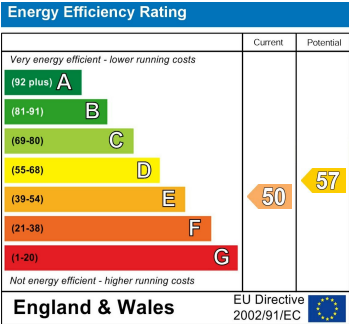
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Approx. Gross Internal Floor Area 1978 sq. ft / 183.74 sq. m (Including Garage)

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

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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