



OGLETHORPE BUNGALOW WETHERBY ROAD
TADCASTER, LS24 9LT

£675,000
FREEHOLD

Are you searching for a rural detached bungalow with stunning views?

MONROE

SELLERS OF THE FINEST HOMES

OGLETHORPE BUNGALOW

- Detached Bungalow • Chain Free • Stunning Views • Three Bedrooms • 1869Sqft • Countryside • Rural • A to great schools



**** Priced to sell, motivated Seller****

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 just outside Newton Kyme, 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 thrive.

This home features a light and bright entrance hall, a fantastic open-plan kitchen and dining area, a utility room, and a conservatory. The formal lounge includes an electric fireplace and French doors that lead to a decking area with views of the garden and the countryside.

It offers three spacious bedrooms, along with a family bathroom that includes both a separate shower and a bath.

The property boasts a beautifully landscaped lawned garden on three sides, with patio and decking areas, as well as a very spacious driveway. The garden offers privacy and stunning views of the green belt.

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 is well-served by 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. It offers great access to Boston Spa Academy and Tadcaster Grammar School. The village features an active church and a vibrant 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

- Two Reception Rooms
- Driveway & Parking
- Utility
- Wrap Round Garden

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

Chain Free

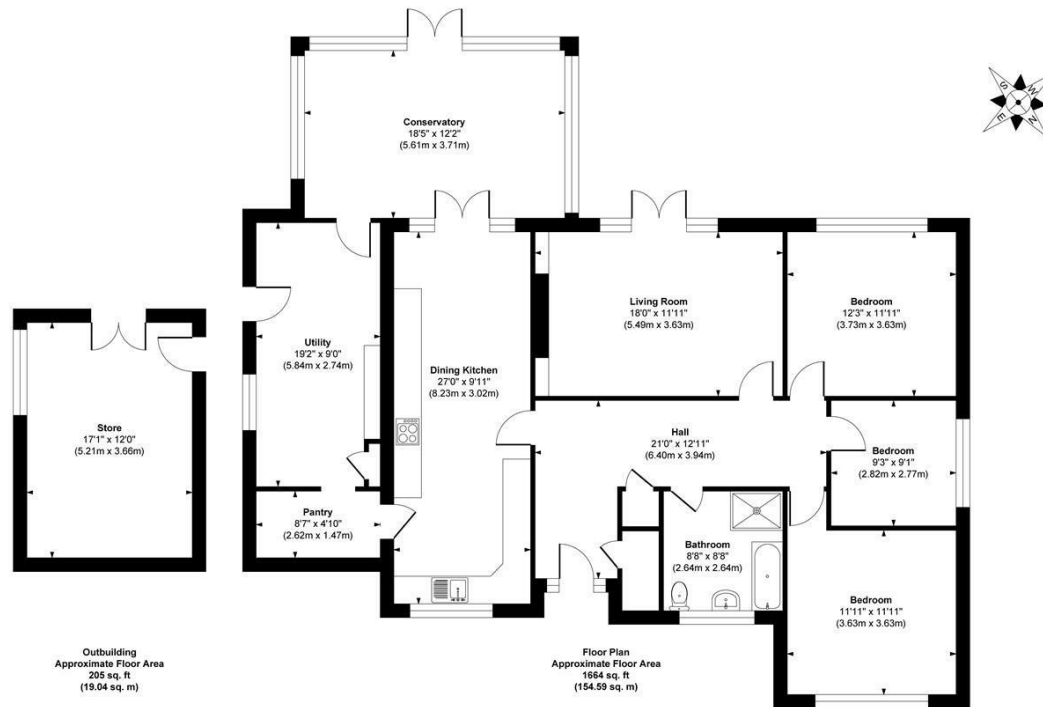
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

OGLETHORPE BUNGALOW





Approx. Gross Internal Floor Area 1869 sq. ft / 173.63 sq. m (Including Outbuilding)

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		77
(55-68) D		
(39-54) E	44	
(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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

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

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