25 BARWICK PLACE

TADCASTER, LS24 9FB

£625,000

FREEHOLD

Experience the charm of this bright and airy detached family home, perfectly designed for modern living and ready for you to move in with ease!

MONROE

SELLERS OF THE FINEST HOMES

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• Four generous bedrooms, including two with en-suite shower rooms • Modern fitted kitchen with integrated appliances, including a built-in fridge freezer • Stylish principal bedroom with contemporary en-suite • Spacious bay-fronted sitting room with a feature fireplace • Quiet residential location on the edge of Newton Kyme, moments from Boston Spa • Excellent commuter links to Leeds, York, Harrogate and Wetherby • Surrounded by picturesque countryside whilst remaining close to ameneties • Beautiful south-facing private garden with patio areas, perfect for entertaining • Double Garage and Boarded Loft

Monroe is excited to present this stunning detached family home, inviting you to explore its spacious living areas and sunlit south-facing garden. Spanning 1,986 square feet, this property is situated on a quiet street, just a stone's throw from the desirable and amenity-rich area of Boston Spa, making it an ideal location for families with excellent schools nearby.

As you enter, you are welcomed by a hallway that leads to a generous sitting room, featuring a large bay window and a cosy fireplace.
The heart of the home includes a fabulous open-plan kitchen and dining area equipped with modern appliances, including a built-in fridge freezer. This space offers ample room for a dining table and a comfortable seating area. French doors open onto one of the patios, creating a seamless transition between indoor and outdoor living. Additionally, there is a convenient guest WC and a utility room.

Moving upstairs, you will discover a stylish primary bedroom complete with its own modern En-Suite bathroom, as well as another double bedroom featuring built-in wardrobes and an En-Suite. Two more generously sized bedrooms complete this level, which is served by a family bathroom.

The property features a private south-facing garden, perfect for relaxation, with charming patios and a lovely lawn. At the front, a spacious driveway complements the well-maintained lawned garden.

This home offers plenty of storage options, including two understairs storage spaces, an airing cupboard upstairs, and a boarded loft.

In excellent condition and ready for you to move in, this home is a wonderful opportunity that you won’t want to miss!

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

- Detached Modern Family Home
- Peaceful Location
- Private South-Facing Garden
- Three Bedrooms & Primary Suite
- Two Reception Rooms
- Parking & Double Garage
- Turn-Key Ready

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

SERVICES

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

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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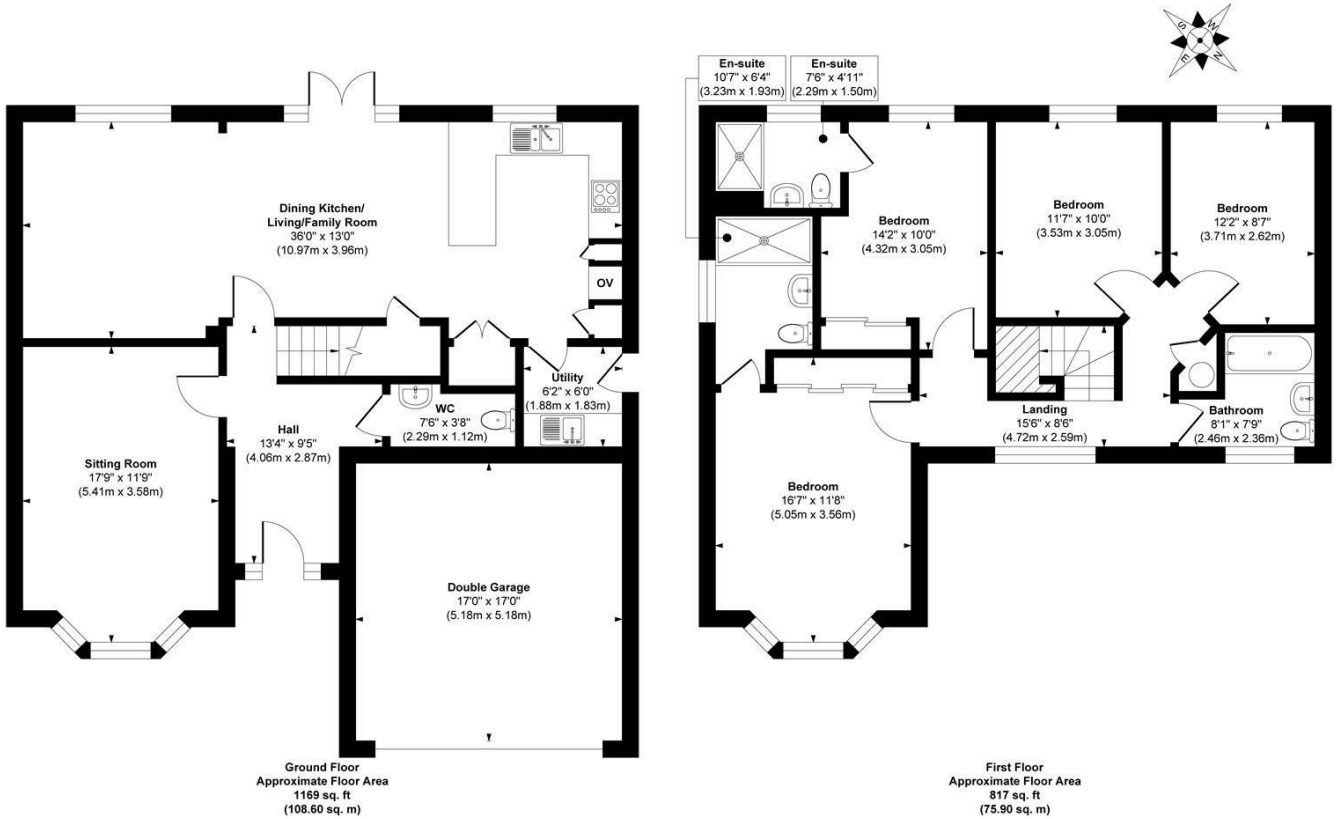

Approx. Gross Internal Floor Area 1986 sq. ft / 184.50 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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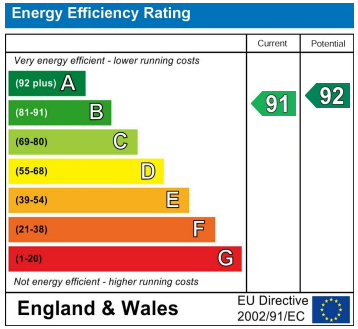

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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