



## OZENDYKE GRANGE

TADCASTER, LS24 9EA

£500,000  
FREEHOLD

A fantastic Opportunity not to be missed!

MONROE

SELLERS OF THE FINEST HOMES

# OZENDYKE GRANGE

- Detached Property with
- Outbuildings • Amazing Potential • 3031
- Sqft • Three Bedrooms • Set in 5 acres • Rural
- Location



Monroe is offering a fantastic opportunity: Detached Property with Land in Need of Renovation

We are pleased to offer this exciting opportunity to acquire a spacious detached property set in a generous plot of land. This property, while in need of modernisation and refurbishment, provides endless potential for buyers looking to create their dream home or investment.

Detached Property: Offering privacy and space, the house is located in a tranquil setting, perfect for those seeking peace and seclusion.

Generous Land: The property boasts a large plot of land, ideal for expansion, gardening, or development (subject to planning permissions). \*\*Please note the large barn to the rear is NOT included\*\* Title plan available upon request.

Potential for Renovation: While in need of updating, the property provides a fantastic blank canvas to put your own stamp on and maximise its potential.

Investment Opportunity: Whether you're looking to create a family home, develop further or simply invest in a property with great potential, this is an opportunity not to be missed.

This is a rare find, combining the charm of a detached home with the opportunity to enhance and expand.

Early viewing is highly recommended.

## ENVIRONS

This property enjoys a great position on the outskirts of the town of Tadcaster. Tadcaster 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 location is also 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, including the A64 and A1/M1, making it ideal for commuters.

## REASONS TO BUY

- Detached Property
- Peaceful Setting Set on 5 Acres OF Land
- Fantastic Potential
- Three Bedrooms
- Parking & Outbuildings

## SERVICES

## LOCAL AUTHORITY

Selby

## TENURE

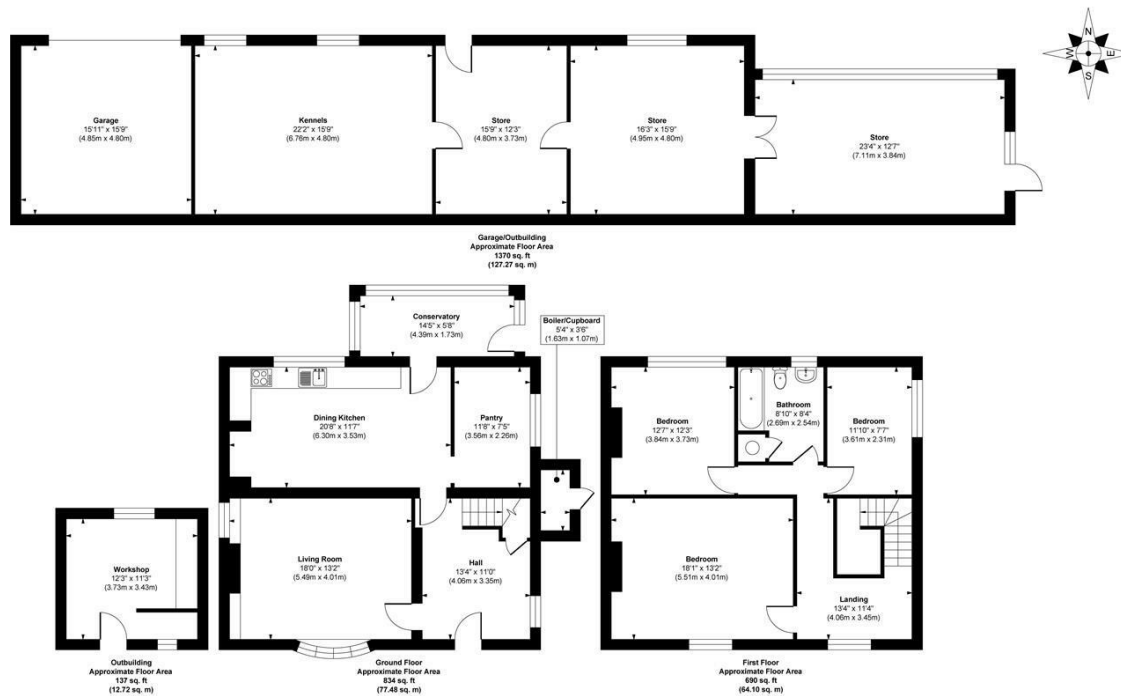
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## OZENDYKE GRANGE





**Approx. Gross Internal Floor Area 3031 sq. ft / 281.57 sq. m (Including Garage & Outbuildings)**

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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