



## 7 BURDEN MEWS

TADCASTER, LS24 9FF

£355,000  
FREEHOLD

Modern Move-in-Ready 4-Bed End-Terrace Home with Picturesque Views in Newton Kyme

MONROE

SELLERS OF THE FINEST HOMES

## 7 BURDEN MEWS

- End Terrace Family Home • Stunning & Modern Throughout • Four Bedrooms • Solar Panels • Single Garage • Driveway for Three Cars • Private South Facing Garden • Bespoke Furniture Throughout • Rural Views



Monroe is excited to present this beautiful end-terraced family home, featuring three floors, located in a popular development in Newton Kyme. This peaceful and well-connected village is just a short distance from the highly sought-after and amenity-rich area of Boston Spa, making it an ideal location for families.

The ground floor of this beautifully presented home welcomes you with a spacious entrance hallway, showcasing a modern kitchen diner, a convenient downstairs WC, and a bright living room that with stunning patio doors that open to a sunlit, south-facing garden and patio, inviting endless moments of joy and creativity.

The kitchen diner is a beautifully fitted space, showcasing Siemens appliances.

This home is filled with natural light, especially on the upper level, which includes three bedrooms, one of which is currently used as a dressing room, and a fully tiled family bathroom. On the second floor, you will find a stunning primary suite with a modern ensuite bathroom.

Externally, this home features a south-facing landscaped garden. The garden can be directly accessed from the kitchen-diner, leading to a patioed area, making it the perfect space for entertaining. There is also the added benefit of solar panels on the garage.

This home features a driveway that accommodates three cars as well as a garage.

This is a well-presented property that is ready to move into; don't miss out.

### ENVIRONS

Located between the popular towns of Boston Spa and Tadcaster, this property enjoys a great position on the outskirts of the picturesque 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 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

- Modern Family Property
- Peaceful Village Location
- Private South-Facing Garden

- Four bedrooms
- Two Reception Rooms
- Parking & Garage
- South Facing Garden
- Bespoke Fitted Furniture Throughout
- Solar Panels

#### SERVICES

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

#### LOCAL AUTHORITY

Selby

#### TENURE

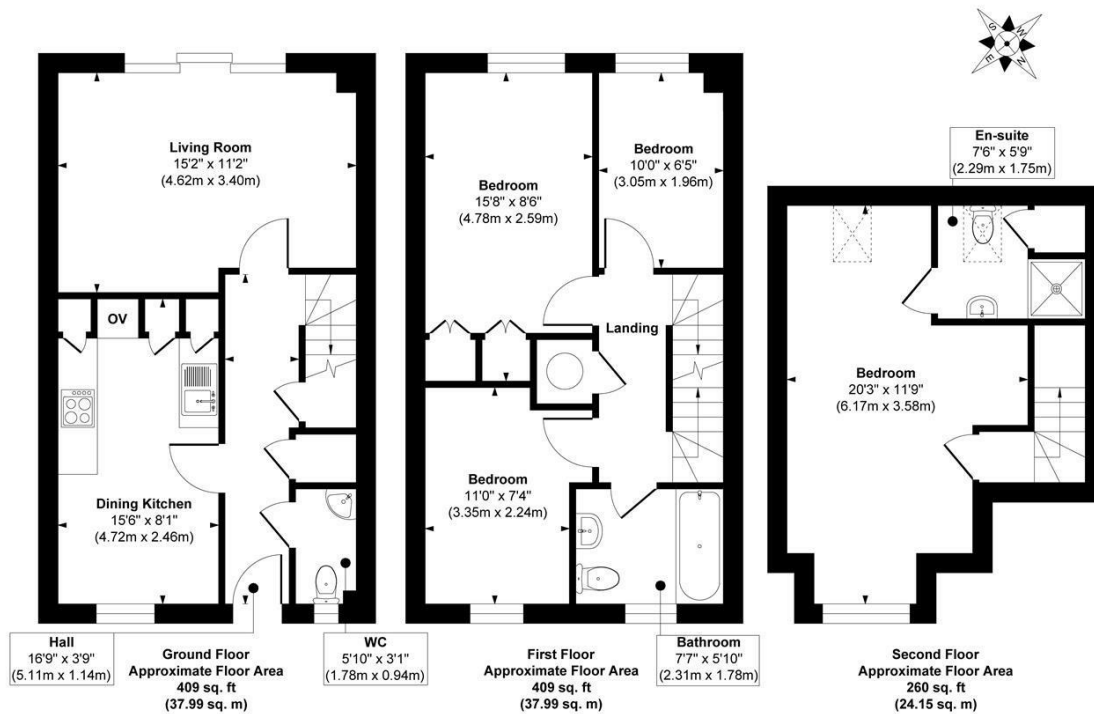
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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**Approx. Gross Internal Floor Area 1078 sq. ft / 100.13 sq. m**  
 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>                          |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (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 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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