



10 GREENFIELDS,  
ULLESKELF, LS24 9FU

£435,000  
FREEHOLD

Nestled in the charming village of Ulleskelf, this stunning detached house in Greenfields offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a generous 1,510 square feet of well-designed space, making it an ideal family home.

MONROE

SELLERS OF THE FINEST HOMES

## 10 GREENFIELDS,

- Detached • Modern Throughout • Dining Kitchen • Sitting Room with Bay Window • Utility • Four Bedrooms • Rural Setting • Parking • 1510 Sqft



The open-plan kitchen diner is truly a standout feature, boasting tiled flooring and a modern kitchen equipped with integrated appliances, composite worktops, and a handy breakfast bar. This delightful kitchen seamlessly flows into a bright dining area, which features patio doors that open onto the rear garden.

On the ground floor, you'll also find a playroom, utility area, and a convenient guest WC. Upstairs, the spacious principal bedroom comes with a contemporary en-suite, while an additional three bedrooms share a stylish house bathroom.

Outside, the lovely east-facing rear garden includes a patio area, perfect for enjoying the outdoors. At the front of the property, a driveway provides off-road parking, along with access to a single garage.

To schedule a viewing of this wonderful family home, don't hesitate to call Monroe.

### ENVIRONS

The property is located in the highly desirable village of Ulleskelf, which boasts its own train station. York city centre is just 12 minutes away by train, while Leeds is accessible in only 25 minutes. The village offers several

amenities, including a local convenience store, a garage, a village hall, a post office, and a sports field, making it ideal for families moving to the area.

Tadcaster Grammar School is reachable by bus, and St. Peter's, Bootham, and The Mount Schools are within walking distance from York station. Additionally, the buses for St. John Fisher and St. Aidan's also pass through the village, providing convenient access.

The Gateways and GSAL buses serve the neighbouring village as well.

The property is just 10 minutes from the A1 and 15 minutes from The Springs. The train journey to York takes about 10 minutes, while Leeds is a 20-minute train ride away.

### REASONS TO BUY

- Detached
- Excellent School Catchment Location
- Well-Presented Throughout
- Great Connectivity
- Superb Amenities Close By
- Four Bedrooms
- Garage & Parking
- Private Gardens



## SERVICES

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

## LOCAL AUTHORITY

Selby District Council

## TENURE

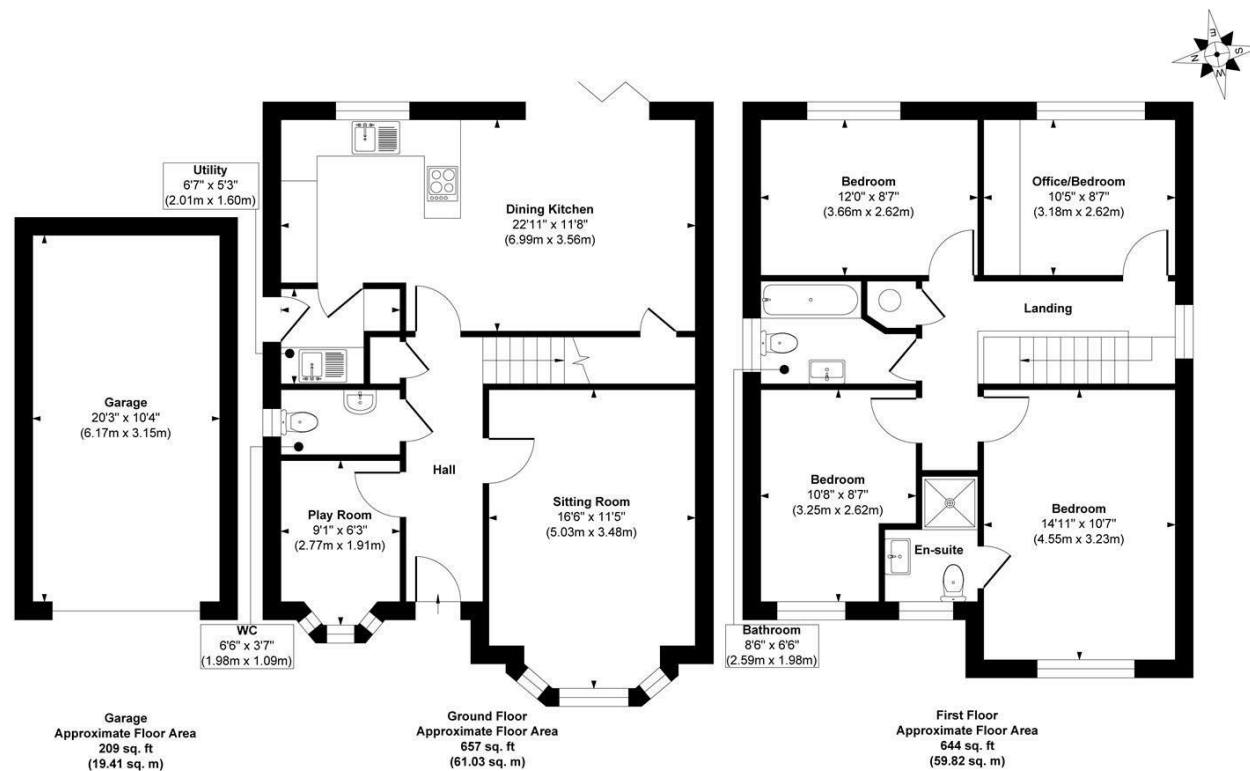
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 10 GREENFIELDS,





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(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

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