



7 HUNGATE CLOSE
TADCASTER, LS24 9TP

£695,000
FREEHOLD

Are you looking for a High Spec BArn Conversion in a beautiful Village.

MONROE

SELLERS OF THE FINEST HOMES

7 HUNGATE CLOSE

- Barn Conversion • Finished To High Standards • Open Plan Kitchen • Lounge With Log Burner • Utility • Primary With Ensuite • Detached Annex • Two Garages & Parking • West Facing Garden • Village Setting



Monroe proudly presents this stunningly converted barn, providing an exceptional living experience with open, bright, and airy spaces. Nestled in a tranquil yet well-connected village, this property features high-quality finishes throughout, ensuring both comfort and style. Don't miss the opportunity to make this remarkable home yours! The property offers 2,204 square feet of living space, ample parking, a double garage, and an annex.

As you step into the bright entrance hallway, you are immediately greeted by an abundance of light that creates a warm and vibrant atmosphere.

This remarkable home features a stunning open-plan kitchen and dining area equipped with high-quality built-in appliances, a convenient breakfast island with seating, a wine cooler, and generous stone flooring.

The large lounge boasts a cosy log burner and charming beams, complemented by French doors that lead to the private garden, seamlessly blending indoor and outdoor living.

Upstairs, the principal suite is impressively spacious, featuring dual-aspect windows, a dressing room, and a modern En Suite bathroom that is fully tiled for a sleek finish.

Additionally, there are two more spacious bedrooms,

one equipped with fitted wardrobes, along with a modern house bathroom that is also fully tiled.

The private west-facing garden is a standout feature, complete with a patio, ideal for outdoor entertaining.

This property includes two garages and ample off-street parking for your convenience.

As an added bonus, there's a detached two-story annexe with a WC, providing versatile space for guests or a home office.

This property is in excellent condition and ready for someone to move in. Don't miss out on this opportunity!

ENVIRONS

Saxton is a tranquil, unspoiled rural village rich in history and characterized by predominantly limestone-built properties. It is located approximately 3 miles east of the A1 and M1 motorways, 4 miles south of Tadcaster, and a similar distance from the A64 connecting Leeds to York. Commuting is convenient, with Leeds and York just a 20-minute drive away, and Leeds/Bradford Airport nearby. There are five train stations within 5 miles, with the main station being Garforth, which offers regular fast services to Leeds and York, connecting to other parts of the country. Saxton is also around 11 miles from

Wetherby.

The village boasts its own excellent primary school, a church, a public house, a cricket club, an active village hall, and a children's play area. It is surrounded by beautiful, undulating countryside, crisscrossed with footpaths and bridleways. Lotherton Hall Park is close by, and Tadcaster Golf Course is approximately 1 mile away. Additionally, there are tennis courts, an indoor swimming pool, and access to many other clubs within easy reach.

REASONS TO BUY

- Substantial Property
- Peaceful Village Location
- Private West Facing Garden
- Three Bedrooms & Primary Suite
- Two Reception Rooms
- Parking & Two Garages
- High Spec Throughout

SERVICES

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

LOCAL AUTHORITY

Selby Council

TENURE

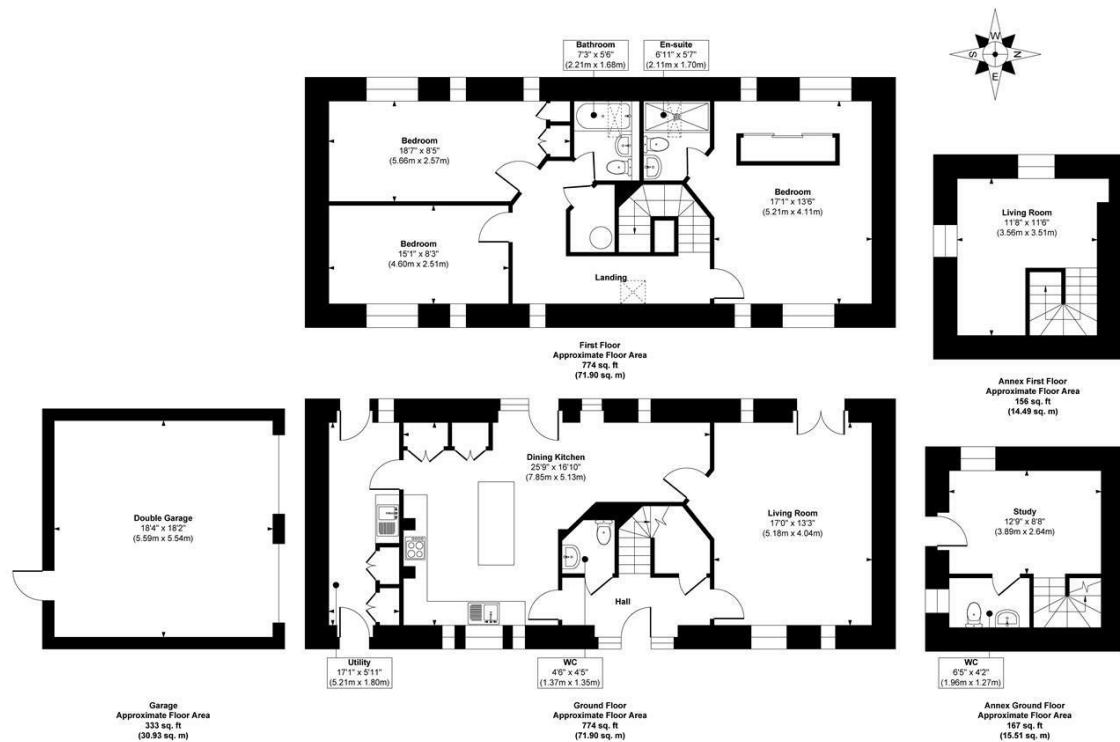
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

7 HUNGATE CLOSE





Approx. Gross Internal Floor Area 2204 sq. ft / 204.73 sq. m (Including Annex & Garage)

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

Copyright © Show Home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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

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

MONROE

SELLERS OF THE FINEST HOMES