



## 12 TOWER CRESCENT

TADCASTER, LS24 9JP

£280,000  
FREEHOLD

This stunning, semi-detached 3-bedroom family home occupies a convenient location close to Tadcaster town centre and within catchment for the popular Tadcaster Grammar School. Call Monroe to arrange your viewing! Viewings are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

## 12 TOWER CRESCENT

- Spacious semi-detached 3-bedroom family property
- Immaculately-presented throughout
- Superb open-plan kitchen diner
- 3 spacious double bedrooms
- Ensuite and a house bathroom
- Low maintenance garden
- Off-street parking
- Popular residential location close to Tadcaster Town Centre



This stunning, semi-detached family home occupies an enviable position within a popular development. 12 Tower Crescent boasts stylish, contemporary interiors and is beautifully presented throughout.

The ground floor of this inviting home accommodates a fabulous open-plan kitchen diner which is finished with tiled floors, a breakfast bar, and integrated Neff appliances. The dining area has plenty of space for a family-size table and benefits from double patio doors onto the rear garden.

The first floor offers a light and spacious living room and a large double bedroom.

The second floor is comprised of a spacious principal bedroom with a contemporary ensuite and walk-in wardrobe, a further double bedroom and a family bathroom.

Externally this home benefits from a driveway, providing off-street parking, and a rear garden laid with Astroturf.

To arrange your viewing of this fantastic, ready-to-move-in home, call Monroe.

### ENVIRONS

The popular market town of Tadcaster provides a wide

range of amenities including banks, building societies, doctors, dentists, shops, cafes, restaurants, and public houses with an award-winning swimming pool and gym. The nearby A1M link also allows quick easy access to Leeds City Centre, York and Harrogate, and other major national networks. The house falls in close proximity to the highly acclaimed Tadcaster Grammar School, as well as the wonderful Boston Spa village which offers a further range of superb amenities.

### REASONS TO BUY

- Spacious semi-detached 3-bedroom family property
- Immaculately-presented throughout
- Superb open-plan kitchen diner
- 3 spacious double bedrooms
- Ensuite and a house bathroom
- Low maintenance garden
- Off-street parking
- Popular residential location close to Tadcaster Town Centre

### SERVICES

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

### LOCAL AUTHORITY

Selby District Council



## TENURE

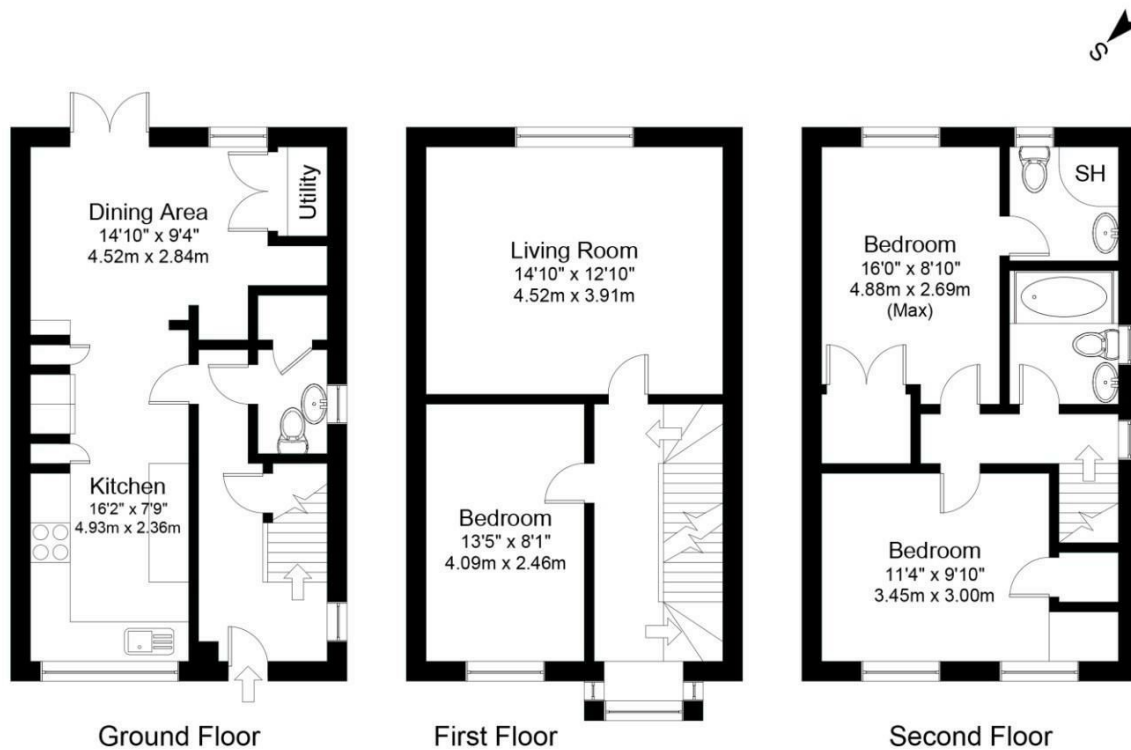
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Gross internal floor area (approx.): 108.7 sq m (1,170 sq ft)  
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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 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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