



6A ROCKINGHAM COURT  
TADCASTER, LS24 9TL

£545,000  
FREEHOLD

Are you in search of a bright and airy home that offers breath taking views of the countryside? Look no further!

MONROE

SELLERS OF THE FINEST HOMES

## 6A ROCKINGHAM COURT

- Detached Family Home • Ideal For multigenerational Living • 1978 Sqft • Three Spacious Reception Rooms • Four Bedrooms • Towton Village • Close to Primary Schools • Garage and Parking • Underfloor Heating to the Ground Floor • Tadcaster Grammar



Tucked away in the charming village of Towton, just two miles from Tadcaster, this generous property offers an impressive 1,978 square feet of living space with breathtaking views of the surrounding countryside. Featuring three reception rooms and four bedrooms, the home has been thoughtfully extended to maximise both space and natural light, creating a warm and inviting atmosphere throughout. It's an ideal setup for multigenerational living, with the downstairs area fully wheelchair accessible if needed.

As you step inside, you're welcomed by the kitchen-diner, which flows effortlessly into the family room.

The well-equipped kitchen is a cook's dream, complete with a central island, double oven, and modern fitted appliances.

The living room is bright and airy, enhanced by beautiful wooden beams that add a touch of character to the space.

On the first floor, you'll discover the primary bedroom, boasting its own dressing area and an En-Suite bathroom. Two additional bedrooms and a family bathroom are also located on this level, providing plenty of space for everyone.

Climb up to the second floor, where another bedroom awaits, featuring its own bathroom and charming eaves

that give the home a unique touch.

Outside, the property showcases stunning countryside views, complemented by a lush garden patio full of vibrant flowers and plants, creating a serene outdoor retreat where you can relax and unwind. Additionally, this fantastic home comes with a garage for your convenience.

### REASONS TO BUY

- Towton Village
- Ideal for Multigenerational Living
- Beautifully Light and Spacious
- Countryside Location
- Two Miles from Tadcaster
- Four Bedrooms
- Three Reception Rooms
- Utility
- Underfloor Heating to the Ground Floor
- Off-Street Parking & Garage & Garden

### ENVIRONS

The charming village of Towton is situated just over two miles south of the market town of Tadcaster, which offers a variety of everyday amenities, including schools, doctors, dentists, shops, cafes, restaurants, and pubs. The nearby A1M motorway provides convenient access to Leeds City Centre, York, Harrogate, and other

major national road networks. Additionally, the property is in close proximity to the highly regarded Tadcaster Grammar School.

#### SERVICES

We are advised that the property has mains water, electricity, drainage and an Estate Bulk LPG Tank.

#### LOCAL AUTHORITY

North Yorkshire Council

#### TENURE

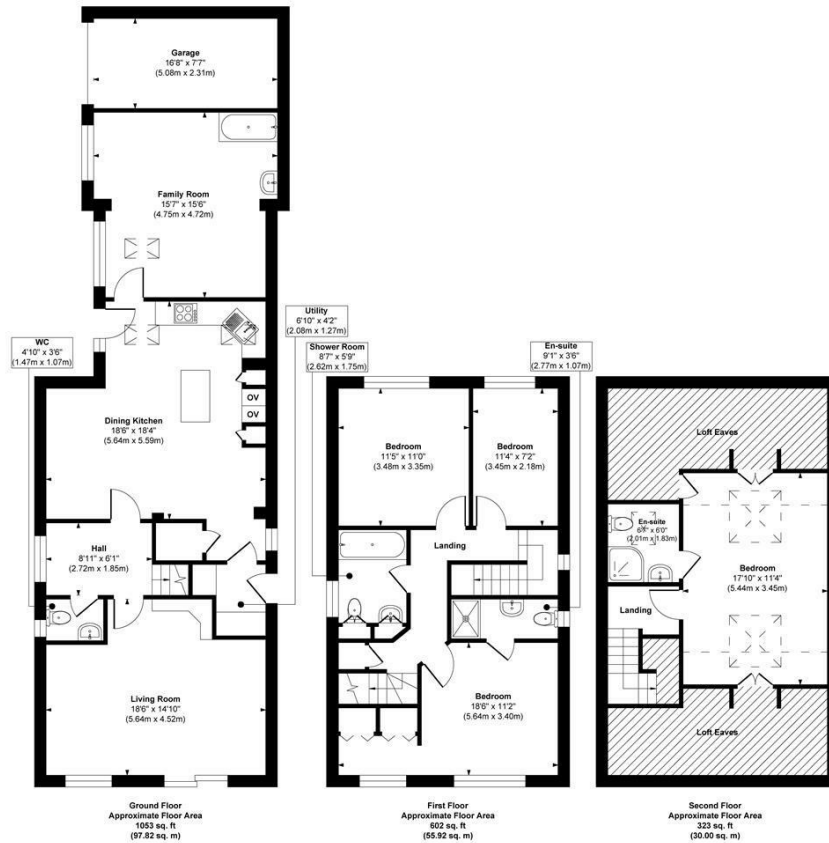
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 6A ROCKINGHAM COURT





Approx. Gross Internal Floor Area 1978 sq. ft / 183.74 sq. m (Including Garage)

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>		<b>50</b>	<b>57</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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