



3 MAPLE DRIVE
TADCASTER, LS24 9RA

£795,000
FREEHOLD

FINAL PLOT REMAINING & READY TO MOVE IN TO - NEWLY BUILT - 5 BEDROOM DETACHED FAMILY HOME.
MUST BE SEEN TO BE APPRECIATED - FULLY SPECIFIED WITH INCENTIVES AVAILABLE

MONROE

SELLERS OF THE FINEST HOMES

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- This property is ready to move in for Christmas
- There are incentives available and flexibility on price
- German kitchen with Siemens appliances
- Underfloor heating, hard and soft flooring included
- Spotlights throughout & Smart heating controls
- Aluminium Bi-fold doors, turfed and paved gardens
- 10 year ICW Building Warranty
- Five bedrooms and a study or six well proportioned bedrooms
- Three reception rooms
- Four bath/shower rooms



Hazel House is the last remaining plot on the popular Maplewood Development which is comprised of nine luxury new homes. This exemplary, 3-storey detached family home which offers over 3000 sq ft of versatile living accommodation, together with a detached double garage.

Located in one of the most sought after rural commuter locations in Yorkshire, Maple Wood is an exceptional collection of 9 detached family homes with a contemporary design and stylish elegance which have been thoughtfully designed and orientated to maximise natural light, space and privacy.

FEATURES INCLUDE :

- Islands with seating
- Separate utility rooms
- Quartz worktops
- Soft motion hinges and doors
- Siemens single pyro clean oven
- Siemens microwave combi oven
- NikolaTesla Induction hob with built-in downdraft extraction
- Integrated low frost fridge freezer (70/30)
- Integrated dishwasher
- Under mounted Granite one-and-a-half bowl sink
- Matt black 3 in 1 boiling tap
- Diffused LED strip light under wall units

- Smoked / Bronzed Mirror to kitchen
- Bathrooms by Hansgrohe and Villeroy & Boch
- Central heating with energy efficient boiler
- Mechanical extraction to all bathrooms, kitchen, utility
- Chrome polished heated towel radiators to all bathrooms
- USB sockets
- Underfloor heating to the ground floor, with radiators to the first floor & second floor
- Satin black sockets and switches
- External feature lighting the front door

To find out more about this fabulous new Home, call Monroe.

ENVIRONS

Church Fenton, a village in North Yorkshire, blends historic charm with modern amenities. It features traditional stone houses, the medieval St. Mary's Church, and the Church Fenton train station, providing easy access to Leeds and York. The village is popular due to its vibrant community, family-friendly atmosphere, and scenic countryside views on offer.

REASONS TO BUY

- Excellent, village location
- Wrap-around garden
- Beautifully presented throughout

- Amenities close by
- Fantastic connectivity
- 5/6 bedrooms in total
- 2 reception rooms
- Ample off-street parking and double garage

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority –

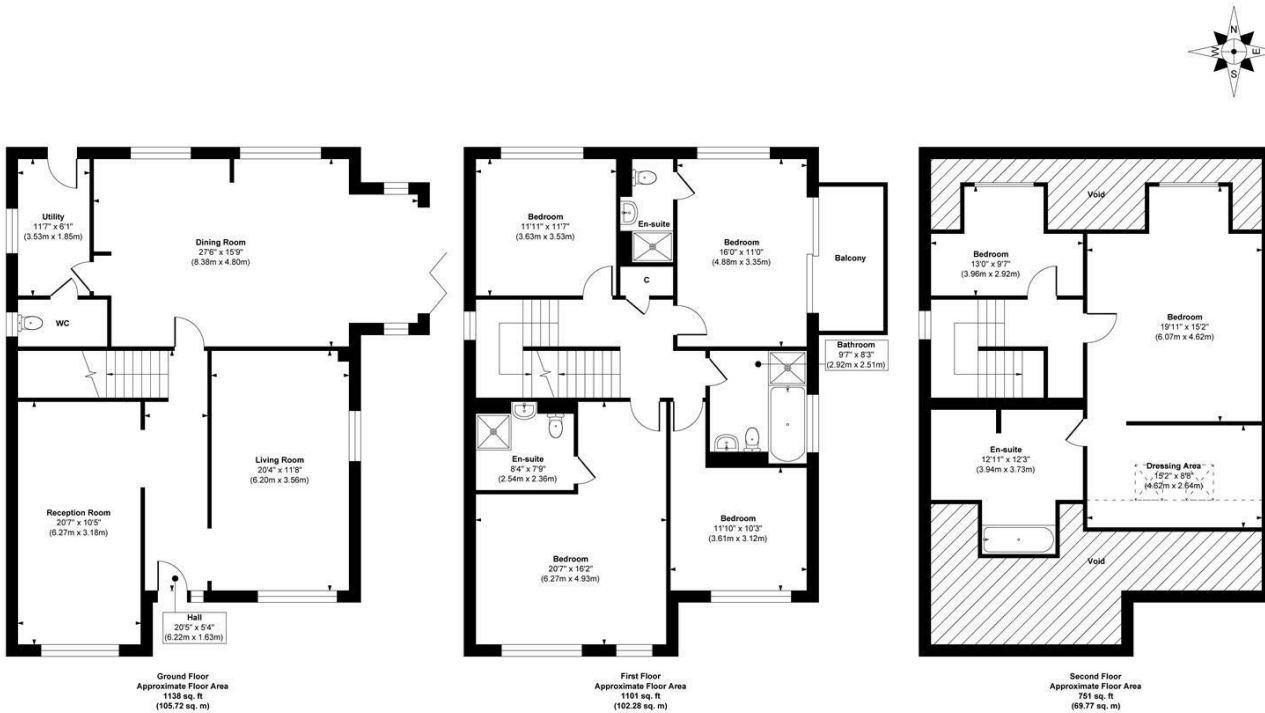
Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 3340.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

Approx. Gross Internal Floor Area 2990 sq. ft / 277.77 sq. m
Illustration for identification purposes only. measurements are approximate, not to scale.

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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

Land & New Homes
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 350 1444
landandnewhomes@monroeestateagents.cc
www.monroeestateagents.com

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