



4 Fairfax Gardens, Newton Kyme, Tadcaster, LS24 9FJ



Key Features

- Modern detached home
- Enviable cul-de-sac position
- Open plan kitchen/diner & utility room
- Two further reception rooms & guest W.C.
- Four double bedrooms, two with ensuites
- Double integral garage
- South westerly facing garden & wooden gazebo
- Countryside views to the front
- Cycle path and scenic walks on the doorstep
- Within one mile of Boston Spa



This four bedroom detached property is located in an enviable position in the sought after area of Newton Kyme, just one mile from Boston Spa.





This fantastic home is accessed via a welcoming entrance hallway, with porcelain tiled flooring. To the front of the property is a lounge, overlooking the front garden, with a feature chimney breast and fireplace. To the rear of the property is an open plan kitchen/dining room with underfloor heating and double sliding doors leading to the garden. The kitchen is fitted with a range of modern wall and base units with complimenting marble worktops, a breakfast bar, under counter lighting and twin sinks. There are a number of integrated appliances including: two Zanussi fridges, two Zanussi freezers, AEG dishwasher, AEG microwave-oven, AEG oven and an AEG six ring gas hob. There is a utility room, with matching units and worktops, which houses the gas central heating boiler and has space and plumbing for a washing machine and tumble dryer. There is a snug/further reception room to the rear of the property and a guest W.C. The double garage can also be accessed from the hallway.

To the first floor are four good sized bedrooms and a generous landing with a window and a cupboard which houses the hot water tank. The principal bedroom has fitted wardrobes, a fully tiled ensuite wet room with a heated towel rail, and views to open countryside. The second bedroom also benefits from fitted wardrobes and an ensuite shower room with a heated towel rail. There are two further bedrooms, which overlook the rear garden, and a modern family bathroom with tiled flooring and a heated towel rail.

The enclosed south westerly facing rear garden is a particularly great space for outdoor entertaining with generous patio and lawned areas and a wooden covered gazebo. To the front of the property is a further lawned area and the driveway which can comfortably fit two cars side by side in front of the double garage.

The property is located in an enviable position in a cul-de-sac with countryside and riverside walks and cycle paths on the doorstep. The development has the benefit of a large communal green/leisure space and recreational area. The vendors have advised that they pay £30.33 per month towards the maintenance of the communal areas.

Newton Kyme is located just one mile from the Georgian village of Boston Spa where you'll find a great selection of independent shops, restaurants and bars. The area is conveniently located to Wetherby, Leeds, Tadcaster and York with great motorway links.

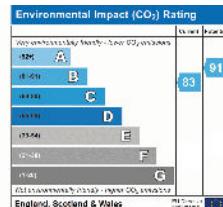
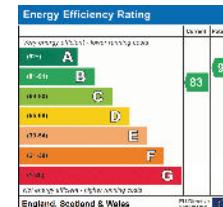
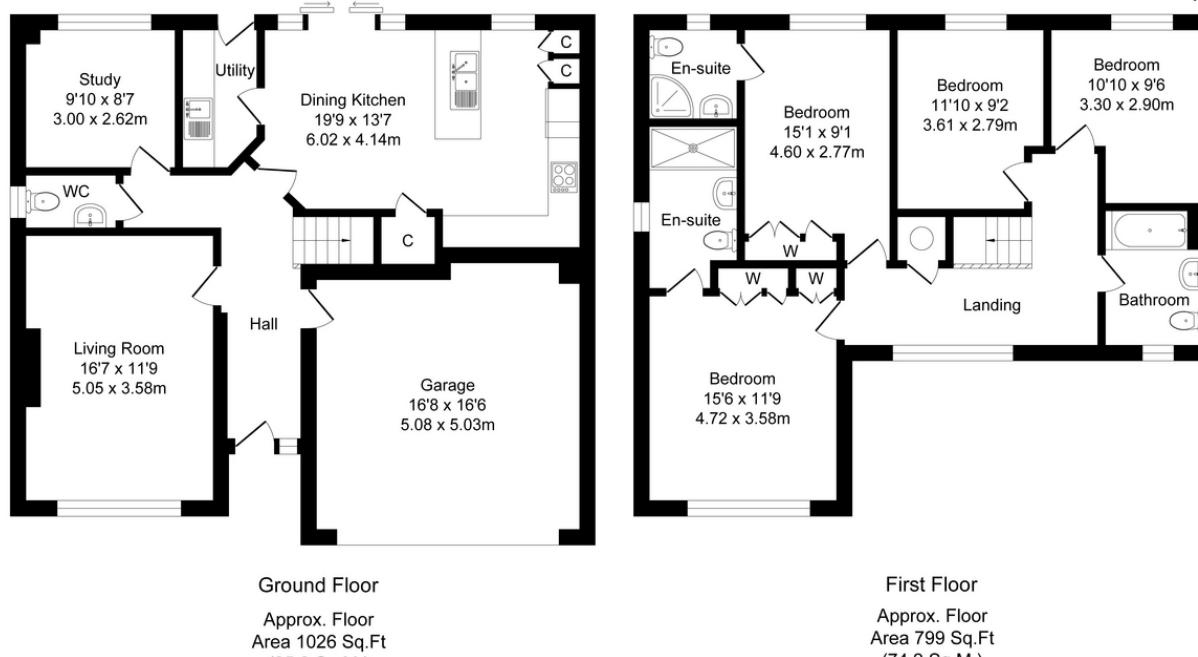
SERVICES: We are advised that the property has mains water, electricity, drainage and gas. The property also benefits from solar panels.



Fairfax Gardens, Newton Kyme

Total Approx. Floor Area 1825 Sq.ft. (169.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold

Council Tax Band: F

Council Authority: North Yorkshire Council