Auster Bank Crescent, Tadcaster, LS24 8AY

- THREE BEDROOM SEMI DETACHED HOUSE
- NEUTRALLY DECORATED THROUGHOUT
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- EV CHARGING POINT
- EPC RATING - D / COUNCIL TAX - B

HUNTERS®
HERE TO GET *you* THERE

Asking Price £250,000

Auster Bank Crescent, Tadcaster, LS24 8AY

DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom semi detached house in the popular town of Tadcaster. Set on a spacious plot, this property is perfect for families, first time buyers and downsizers.

Upon entering the property you are welcomed into the spacious lounge, this is the ideal space for relaxation, with a large window to the front which allows natural light to flood in.

The kitchen/diner features a range of modern wall and base units and boasts integrated appliances, which include a dishwasher, gas hob and electric oven. Ample space is available for a fridge freezer and dining room table.

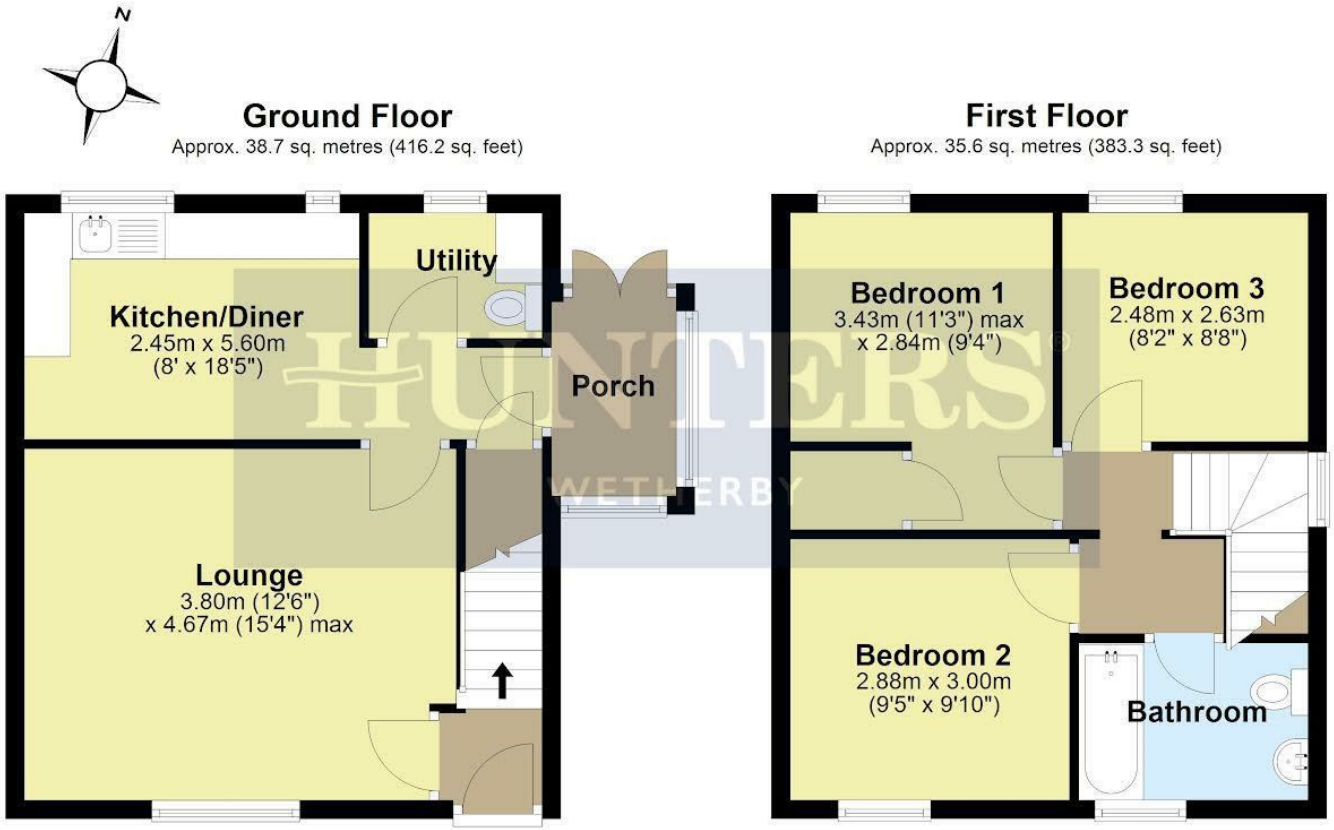
Completing the ground floor is a porch and utility room, which offers a low level wc and space for a washing machine.

The first floor offers two double bedrooms and a single bedroom, with bedroom one offering the added convenience of built in storage.

The stylish house bathroom is comprised of a panelled bath with shower over, low level wc, hand wash basin and heated towel rail.

To the outside, the garden is mainly laid to lawn, with a patio area, perfect for outdoor furniture. Fences provide a boundary to neighbouring properties, with mature bushes and shrubs populating the side, in addition, off road parking is also available to the rear.
To the front, the garden is partially laid to lawn and sits next to a gravelled driveway. Access to the rear can be gained through a gate at the front of the property.

Located in the popular town of Tadcaster, this property offers great access to major road networks, access to an array of local amenities including medical centre, restaurants, public houses, shops, supermarket and leisure facilities. It is also in the catchment for the renowned Tadcaster Grammar School.



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

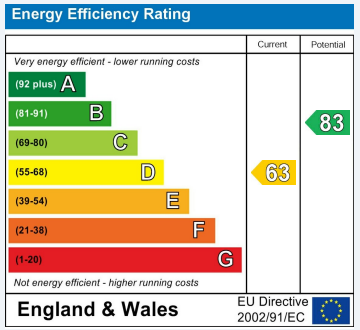
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE