



Fairfield Road, Tadcaster

- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- SOUGHT AFTER LOCATION

- SPACIOUS LOUNGE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- EPC C - / COUNCIL TAX - A

Asking Price £143,000

Tenure: Leasehold

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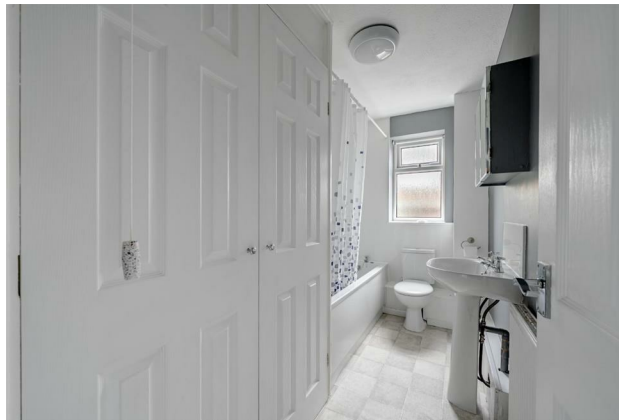
DESCRIPTION

This well-presented one bedroom ground floor apartment offers bright and neutral interiors throughout, creating a welcoming and comfortable living space.

The property's accommodation is comprised of a generously sized double bedroom, a spacious lounge ideal for relaxing or entertaining, a contemporary shaker style kitchen complete with an integral oven, gas hob and space for a washing machine washing machine, and finally a house bathroom.

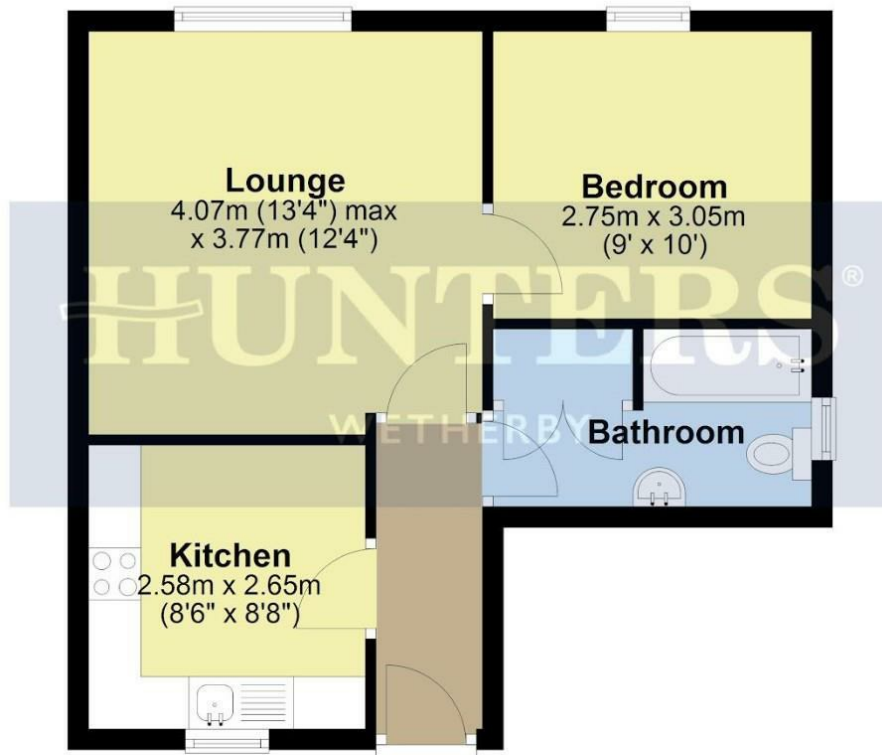
A garden space to the front which is laid to lawn is this properties stand out feature; one can imagine relaxing in the sunshine on those warmer summer months.

Perfectly suited for first-time buyers or investors, this charming home combines practicality with style in a convenient ground floor setting.



Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 39.3 sq. metres (422.5 sq. feet)

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

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



Council Tax: A

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

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