



Leeds Road, Tadcaster, LS24 9LA

- BEAUTIFULLY PRESENTED END OF TERRACE
- FRONT AND REAR GARDEN
- OFF STREET PARKING FOR MULTIPLE CARS
- FOUR DOUBLE BEDROOMS
- RICH IN CHARACTER
- EPC RATING E / COUNCIL TAX BAND D

Offers Over £410,000



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DESCRIPTION

Hunters Wetherby are excited to present to the market this beautifully presented end of terrace house in the sought after town of Tadcaster. Offering four generously proportioned bedrooms, this impressive property provides an exceptional opportunity for families seeking both space and versatility in a charming setting.

Rich in character yet thoughtfully updated for modern living, the home immediately impresses upon entry. A welcoming porch provides the perfect space to remove outerwear.

The hallway provides access to a conveniently located downstairs w/c which sits across from a sizeable dining room.

The lounge provides the perfect space to unwind and relax with the feature fireplace that provides a focal point to the room and the large windows which pair beautifully to enable a cosy environment for families to enjoy.

A breakfast room offers the added convenience of additional seating and sits beside the kitchen allowing the perfect space for entertaining guests or enjoying family time. The kitchen boasts a modern and sleek finish featuring a range of wall and base units alongside the stunning wood effect worksurfaces, with space available for a range cooker, washing machine and fridge freezer.

The first floor offers three well sized bedrooms, each boasting a feature fireplace, as well a bathroom and a shower room.

The partially tiled house bathroom is comprised of a panelled bath, low level wc and hand wash basin.

The shower room is comprised of a shower cubicle, low level wc and hand wash basin.

This house also benefits from a second floor where two further bedrooms finish the property.

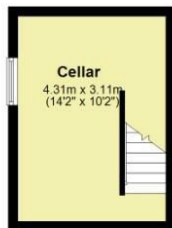
Externally the property comprises of a front and rear garden, with a mix of lawn and patio. Benefitting from ample off street parking with gated entrance.

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.

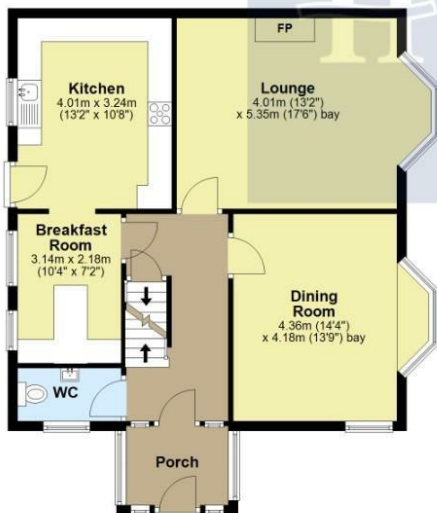




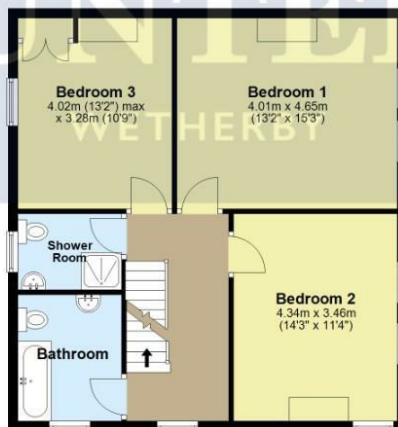
Basement
Approx. 13.4 sq. metres (144.3 sq. feet)



Ground Floor
Approx. 71.7 sq. metres (771.6 sq. feet)



First Floor
Approx. 67.5 sq. metres (727.0 sq. feet)



Second Floor
Approx. 34.2 sq. metres (367.6 sq. feet)



Total area: approx. 186.8 sq. metres (2010.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.