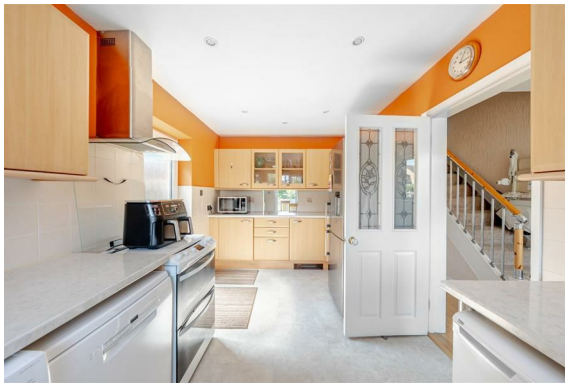

Parkland Drive, , Tadcaster, LS24 8DW

- FOUR BEDROOM DETACHED HOUSE
- LARGE KITCHEN AND SEPERATE DINING ROOM
- IMPRESSIVE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- EPC RATING

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HERE TO GET *you* THERE

Asking Price £450,000

Parkland Drive, , Tadcaster, LS24 8DW

DESCRIPTION

A larger than average four double bedroom, two bathroom detached family home, offering generous and versatile living accommodation, an exceptionally large rear garden, and ample off-street parking for multiple vehicles. Situated in a quiet residential location, the property is within easy reach of local amenities and Tadcaster town centre.

Lovingly maintained and thoughtfully improved by the current owners, this spacious home has been enhanced to create a layout perfectly suited to modern family living. The former garage has been professionally converted into a substantial kitchen positioned at the front of the property, offering an excellent range of storage units, generous worktop space, and room for a variety of freestanding appliances.

The original kitchen has been transformed into a bright and welcoming dining room, enjoying delightful views over the impressive rear garden. The ground floor also benefits from a convenient WC, a useful storage room, and an outstanding full-length lounge. Beautifully presented throughout, the lounge provides a wonderful space for relaxing and entertaining, with a large window to the front and large sliding patio doors opening onto an expansive patio area that seamlessly connects the home to the garden beyond.

To the first floor are four well-proportioned double bedrooms, making this an ideal home for growing families. The generous principal bedroom benefits from a larger than average en-suite shower room, complete with shower enclosure, wash basin, WC, and heated towel rail. The remaining bedrooms are served by a stylish family bathroom, featuring a bath with shower over, wash basin, WC, and heated towel rail.

The true highlight of this superb property is the outstanding rear garden. Exceptionally large and predominantly laid to lawn, it offers an abundance of outdoor space for children to play, family gatherings, and entertaining friends throughout the warmer months. A substantial patio provides the perfect setting for outdoor dining and relaxation while overlooking the expansive lawn.

Externally, the property also benefits from ample off-street parking for several vehicles.

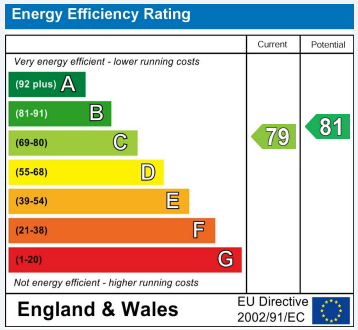
Tadcaster is ideally situated within the Lower Wharfe Valley, offering excellent commuter links via the A64, A1(M), M1 and the wider motorway network. The historic city of York is approximately nine miles away, with Leeds around fourteen miles. The town itself boasts a wide range of local amenities, including excellent primary and secondary schools, a variety of shops, a medical centre, swimming pool, sports centre, and a strong sense of community, making it an excellent location for families and commuters alike.

Total area: approx. 162.2 sq. metres (1745.7 sq. feet)

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

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.

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.

The Property Ombudsman

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