



## Mill Lane, Ryther, Tadcaster, LS24 9EG

- DEVELOPMENT/ REFURBISHMENT OPPORTUNITY
- BEAUTIFUL VIEWS TO THE FRONT AND REAR
- A UNIQUE TRUE BUNGALOW WITH ENDLESS OPPORTUNITIES
- EPC RATING E / COUNCIL TAX BAND E
- STUNNING LOCATION IN A POPULAR VILLAGE
- SUBJECT TO PLANNING PERMISSION COULD BE RE-DEVELOPED
- OFFERED WITH NO ONWARD CHAIN

**Asking Price £375,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Mill Lane, Ryther, Tadcaster, LS24 9E

## DESCRIPTION

\*\*\*\*\*STOP PRESS\*\*\*\*\*

Hunters Wetherby are extremely excited to bring to the market this truly unique opportunity to acquire a two bedroom detached bungalow on the ever popular Mill Lane in Ryther. What makes this proposition so unique is the fact that its the only true bungalow situated on the street and it could be easily developed in its current form into a wonderful home. At present the property in brief comprises a good size lounge with feature fireplace and sliding doors to the rear, Two double bedrooms one of which has access to the conservatory, kitchen/diner, boot room/utility and house bathroom.

The outside space really is a key selling point with views to the front over open fields, gravelled driveway offering ample off street parking, garage and an enclosed patio area.

To the rear is a fantastic garden which is of a good size its currently laid mainly to lawn with fruit trees, hedged boundaries and a greenhouse with views over agricultural land ensuring that you are always at peace with nature.

Offered with No Onward Chain this truly is an exciting opportunity for anyone looking to develop a property for the first time or for anyone wanting to take advantage of developing a site that is experienced in this area.

Ryther is a highly regarded and picturesque village set in the countryside, just outside the historic market town of Tadcaster. Popular with families and those seeking a quieter pace of life, the village offers a strong sense of community, beautiful surrounding countryside and access to scenic walks. The village is home to the well-known Ryther Arms steakhouse, a much-loved local hub, while further shops, schools and amenities can be found nearby in Tadcaster. Excellent transport links provide easy access to York, Leeds and the wider region, making Ryther an ideal choice for those looking to enjoy a country lifestyle without sacrificing convenience.



