Ouston Close, , Tadcaster, LS24 8AJ

- FOUR DOUBLE BEDROOM HOME
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- LARGE KITCHEN/DINER
- GARAGE AND OFF STREET PARKING
- EPC C COUNCIL TAX D

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Offers In Excess Of £400,000

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DESCRIPTION

An excellent opportunity to purchase this impressive four-bedroom detached family residence, occupying a prominent position within a quiet cul-de-sac in this much-sought-after residential area. Offering generous and versatile accommodation throughout, the property is ideally suited to modern family living and entertaining.

Upon entering, you are welcomed into a large and spacious hallway, providing access to the principal ground-floor rooms and featuring useful under-stairs storage.

The good-sized lounge is a bright and welcoming space, benefiting from a large window that floods the room with natural light. A log-burning fireplace provides a cosy focal point, making this an ideal room in which to relax and unwind.

To the rear of the property is the impressive kitchen/diner, again enjoying plenty of natural light and offering an excellent space for family meals and entertaining. There is ample storage, an integrated Neff oven, gas hob and doors providing direct access to the rear garden.

A large utility room provides further valuable storage and workspace, together with a second oven, making this a particularly practical addition to the home. A convenient downstairs WC completes the ground floor.

To the first floor are four generously proportioned double bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms offer plenty of space for family members or guests. The landing also provides a useful storage cupboard.

The family bathroom is well appointed with a bath and overhead shower.

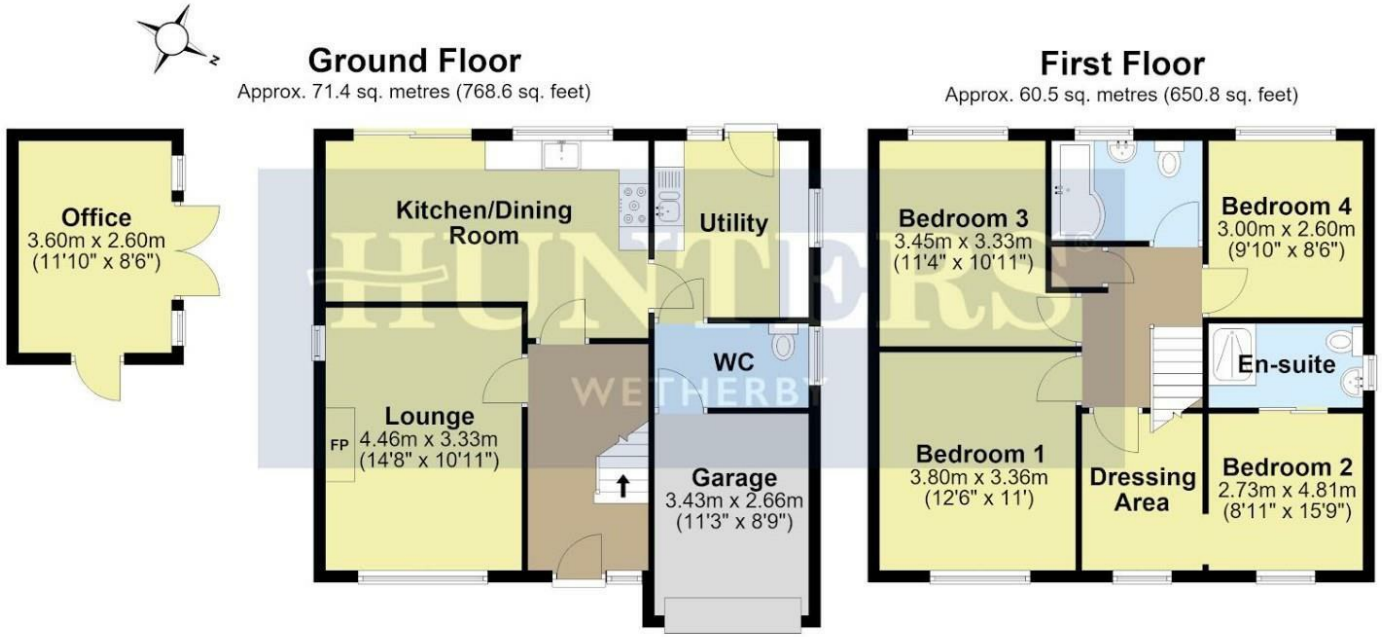
Externally, the property continues to impress. There is off-road parking for up to three cars, an integrated garage, large shed and dedicated log storage.

The good-sized rear garden provides an excellent setting for outdoor entertaining and family enjoyment, incorporating an attractive Indian flagstone patio and lawned areas. A particular highlight is the large, double-insulated summer house, currently used as a home office, providing a superb additional workspace away from the main house.

The property is situated within this highly desirable residential area, just a short drive from Tadcaster town centre, which offers a superb range of local amenities and facilities. The area benefits from schools for all denominations, including the renowned Riverside Primary School and Tadcaster Grammar School, together with local shops, supermarkets and excellent sports facilities.

For commuters, Tadcaster is conveniently positioned just off the A64, providing swift access to Leeds and York city centres, while the A1/M1 and M62 offer excellent road links throughout Yorkshire and beyond.

This is a fantastic opportunity to acquire a spacious and well-appointed four-bedroom detached family home, with generous living accommodation, excellent storage, a home office, substantial parking and a desirable cul-de-sac position – all offered for sale with NO ONWARD CHAIN.



Total area: approx. 131.9 sq. metres (1419.4 sq. feet)

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

Viewings

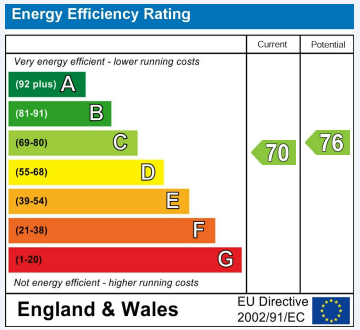
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

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