



HUNTERS
FOR SALE

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HERE TO GET *you* THERE

49 Stutton Road, Tadcaster, LS24 9HE

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Offers In The Region Of £450,000

Nestled on the desirable Stutton Road in Tadcaster, this beautifully presented and recently renovated link detached house offers an exceptional opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property provides ample space for both relaxation and family living.

As you step inside, you are welcomed by an inviting entrance hallway that sets the tone for the rest of the home.

The lounge sits at the front of the property and boasts a large bay window, flooding the space with natural light. The inviting atmosphere is enhanced by a gas fireplace, which serves as a lovely focal point, perfect for cosy evenings.

One of the standout features of this home is the stunning kitchen diner, which truly delivers the WOW factor. It is fitted with a comprehensive and modern range of wall and base units with stylish quartz worktops, providing plenty of storage. The kitchen is equipped with high-quality integral appliances, including fridge freezer, dishwasher, hob and Bosch oven making it a dream for any cooking enthusiast. The gorgeous Karndean flooring really does give that luxurious and modern feel.

The bifold doors allow for indoor outdoor living in these upcoming spring/summer months.

This utility room is an added benefit to the kitchen which provides space for a washing machine and dryer. There is also internal access to the garage, enhancing the functionality of the space.

On the first floor, you will find four well-proportioned bedrooms, en-suite and the house bathroom.

The spacious master bedroom features a lovely bay window that allows for ample natural light, along with a convenient en-suite bathroom equipped with shower cubicle, low-level W/C and hand wash basin. The following three bedrooms are of good size, providing ample room for relaxation. The fourth bedroom cleverly utilises eaves storage.

The contemporary house bathroom has been thoughtfully designed with a shower over the bath, a low-level W.C., and a stylish vanity unit.

Externally, to the front of the property is a driveway that accommodates multiple vehicles, providing off-street parking for your convenience. The property benefits from an Electric Vehicle charger. The rear garden is predominantly laid to lawn. This outdoor space is perfect for enjoying the warmer months, with a lovely patio area that serves as an excellent spot for seating. Whether you wish to host summer barbecues or simply unwind with a good book, this garden offers a tranquil retreat.

The market town of Tadcaster is well situated for access to the A64 A1 & M1 and motorway network. This is a popular location for the busy family with good schooling options for all age groups-including being in catchment for Tadcaster Grammar School, a range of shopping facilities, medical centre, swimming pool with gymnasium and sports centre.

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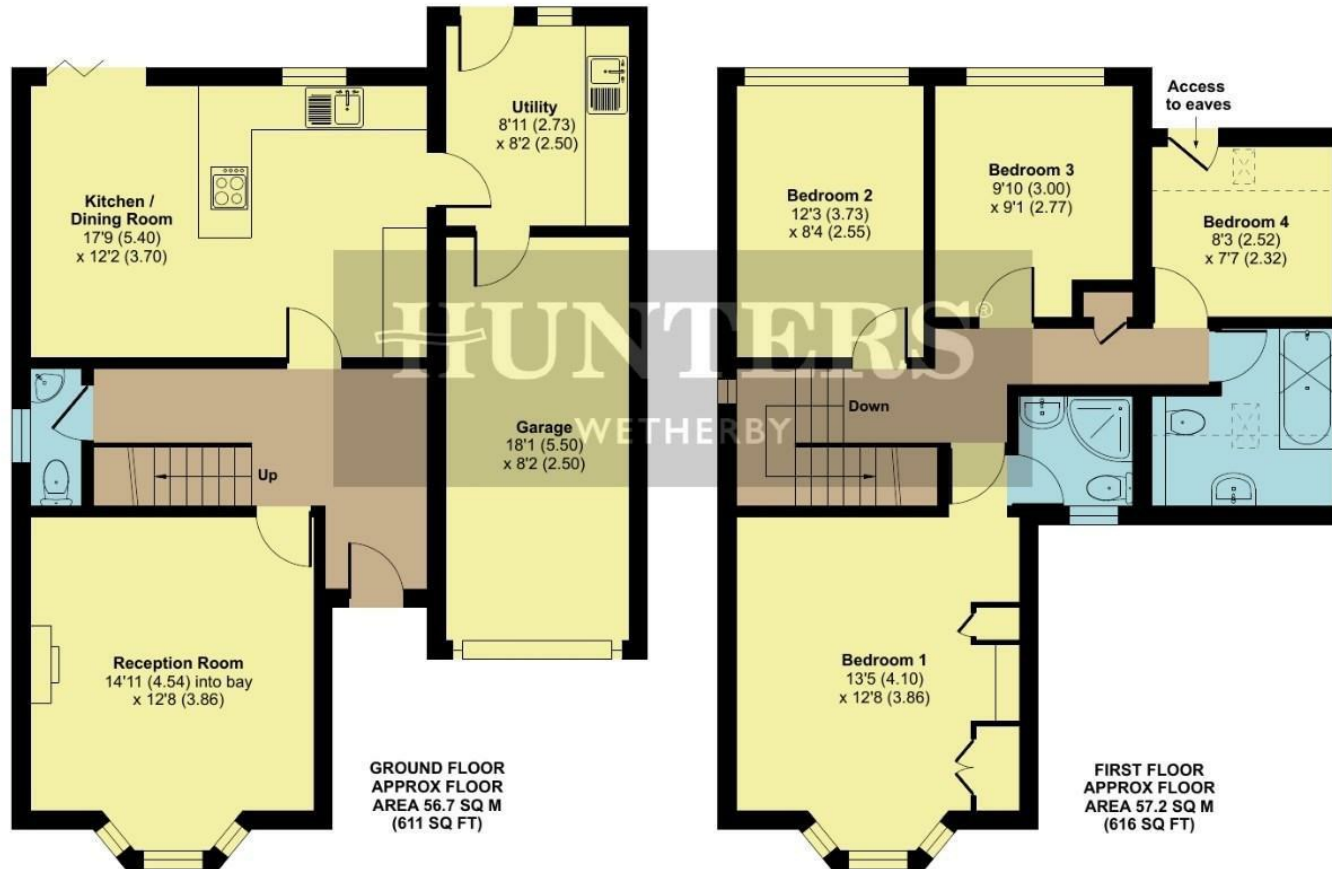
Approximate Area = 1227 sq ft / 113.9 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1417 sq ft / 131.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1261263

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

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







